

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Capitol Hill / 13

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 612

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$354,400	\$393,900	\$748,300	\$819,900	91.3%	14.44%
2007 Value	\$384,000	\$427,400	\$811,400	\$819,900	99.0%	14.44%
Change	\$29,600	\$33,500	\$63,100		7.7%	0%
% Change	+8.4%	+8.5%	+8.4%		8.4%	0%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$383,100	\$381,300	\$764,400
2007 Value	\$415,200	\$413,700	\$828,900
Percent Change	+8.4%	+8.5%	+8.4%

Number of one to three unit residences in the Population: 3851

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels. We recommend posting these values for the 2007 assessment roll.

Appr II

Sr. Appraiser

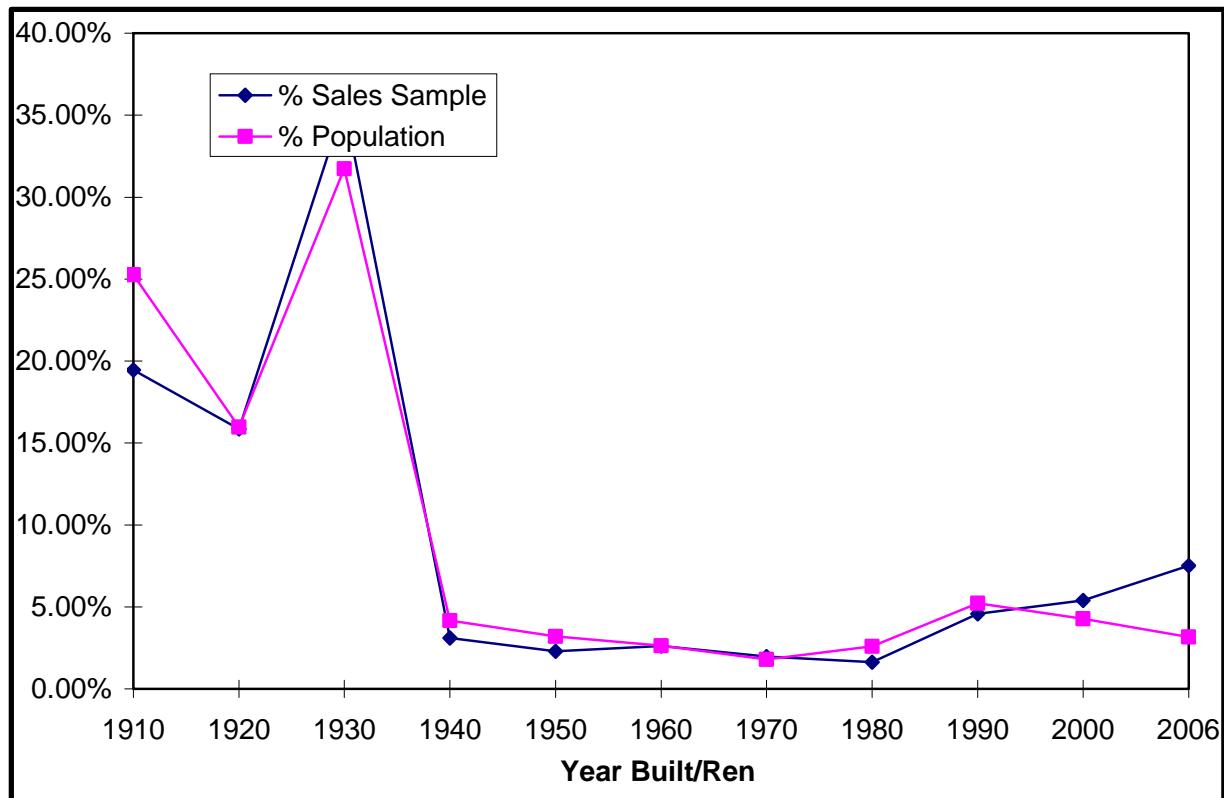
Division Director

Assessor

Date

Sales Sample Representation of Population - Year Built / Renovated

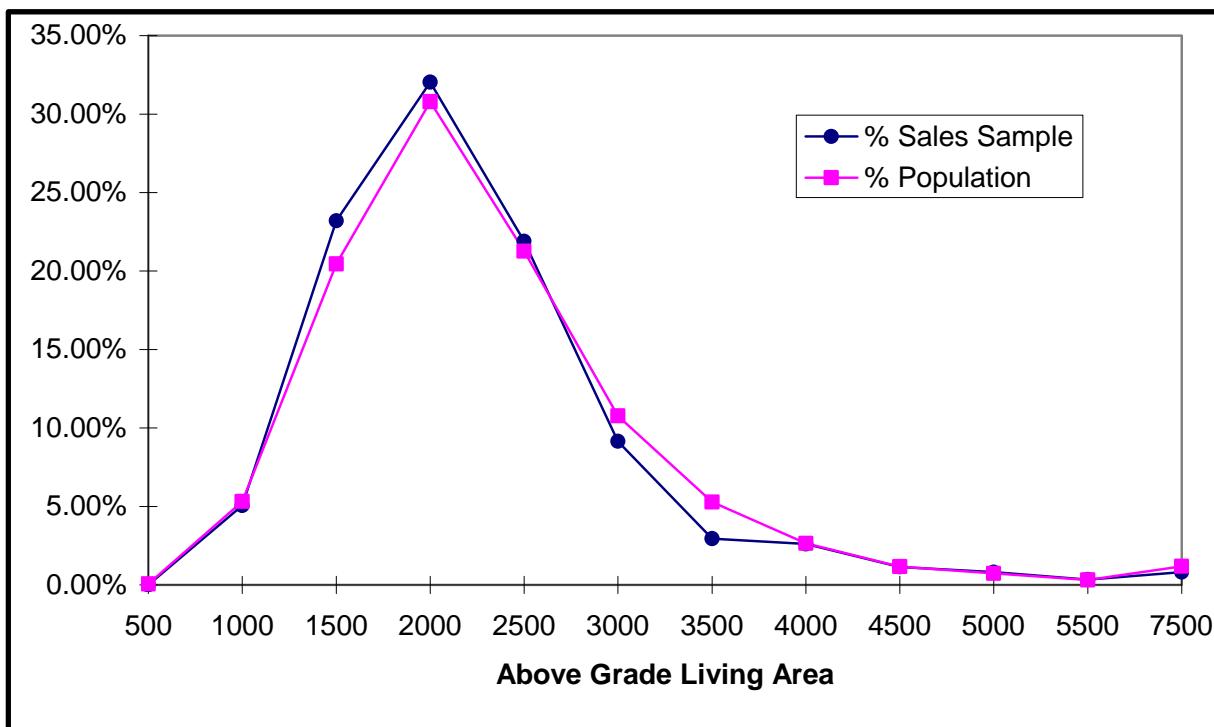
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	119	19.44%	1910	973	25.27%
1920	97	15.85%	1920	615	15.97%
1930	218	35.62%	1930	1222	31.73%
1940	19	3.10%	1940	160	4.15%
1950	14	2.29%	1950	123	3.19%
1960	16	2.61%	1960	101	2.62%
1970	12	1.96%	1970	69	1.79%
1980	10	1.63%	1980	100	2.60%
1990	28	4.58%	1990	201	5.22%
2000	33	5.39%	2000	165	4.28%
2006	46	7.52%	2006	122	3.17%
	612			3851	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

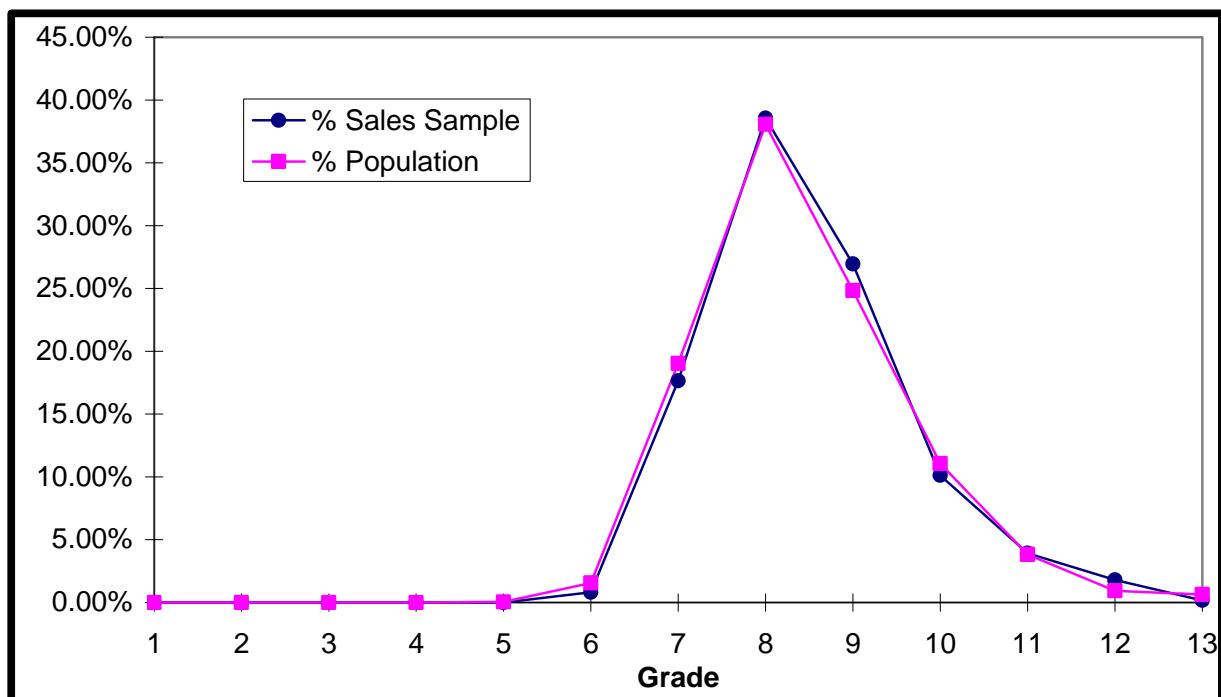
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.05%
1000	31	5.07%	1000	205	5.32%
1500	142	23.20%	1500	788	20.46%
2000	196	32.03%	2000	1186	30.80%
2500	134	21.90%	2500	819	21.27%
3000	56	9.15%	3000	415	10.78%
3500	18	2.94%	3500	203	5.27%
4000	16	2.61%	4000	102	2.65%
4500	7	1.14%	4500	45	1.17%
5000	5	0.82%	5000	28	0.73%
5500	2	0.33%	5500	12	0.31%
7500	5	0.82%	17500	46	1.19%
	612			3851	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

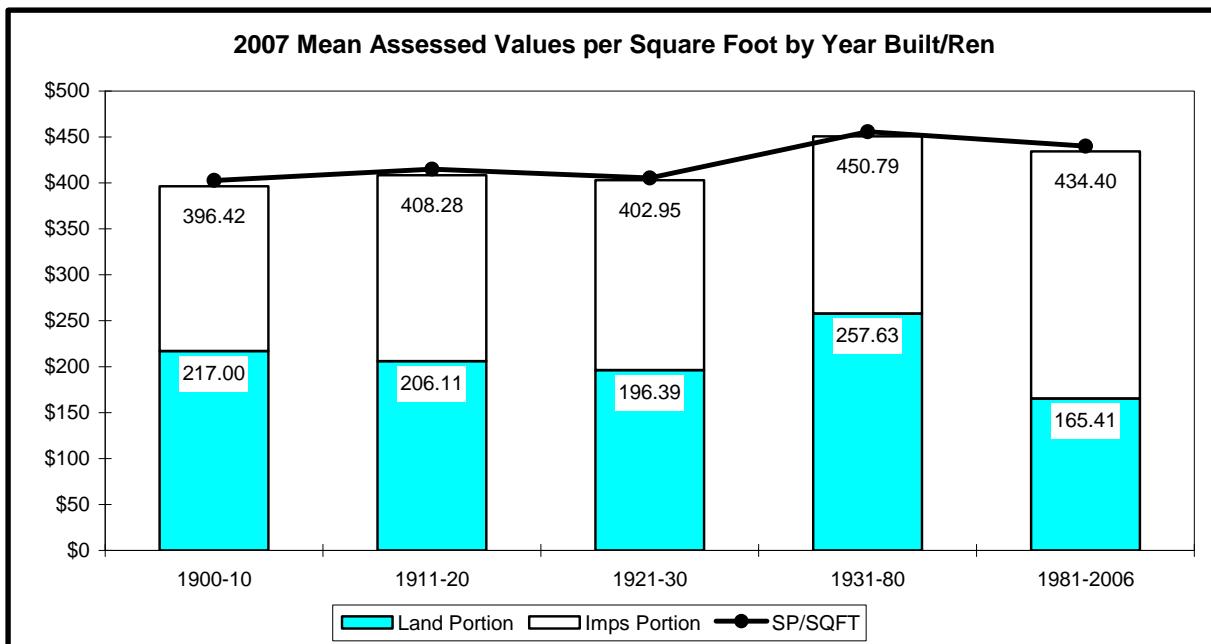
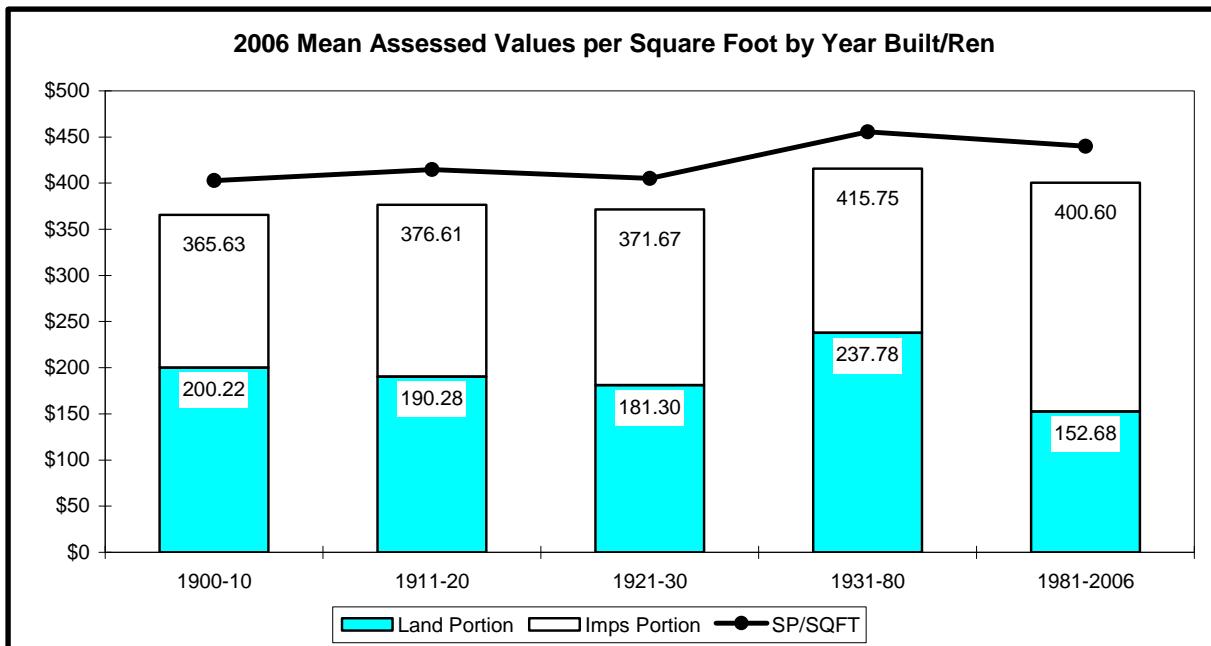
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.05%
6	5	0.82%	6	60	1.56%
7	108	17.65%	7	733	19.03%
8	236	38.56%	8	1466	38.07%
9	165	26.96%	9	956	24.82%
10	62	10.13%	10	426	11.06%
11	24	3.92%	11	147	3.82%
12	11	1.80%	12	36	0.93%
13	1	0.16%	13	25	0.65%
	612			3851	



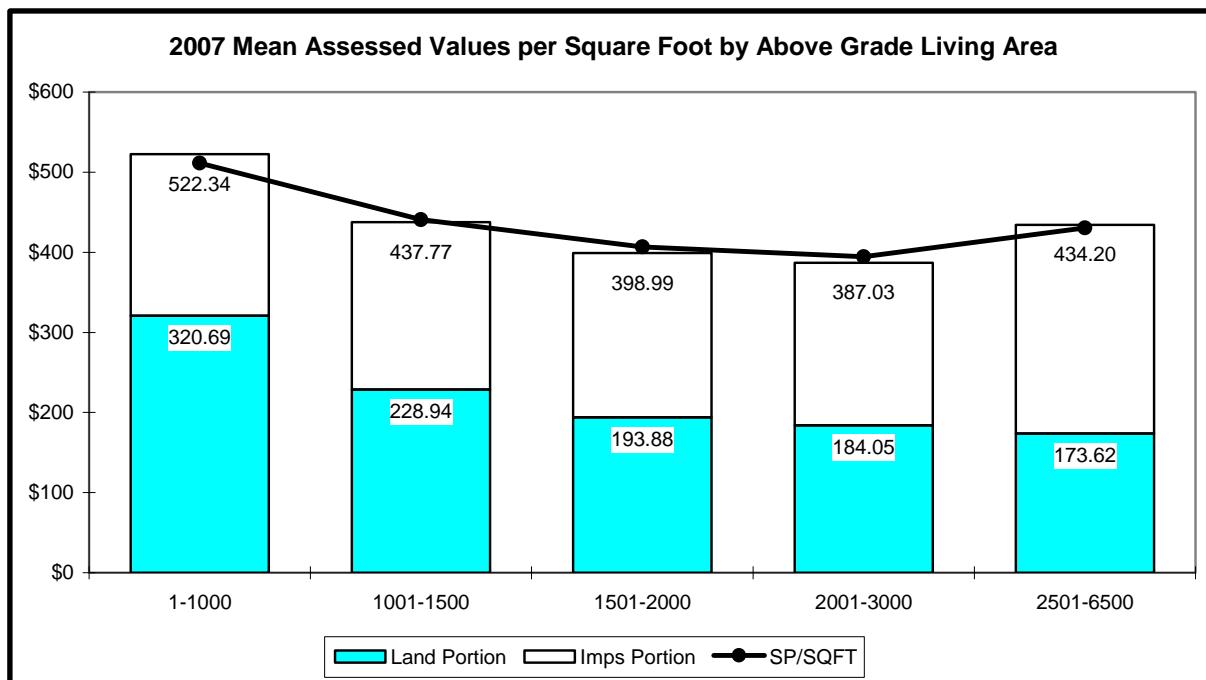
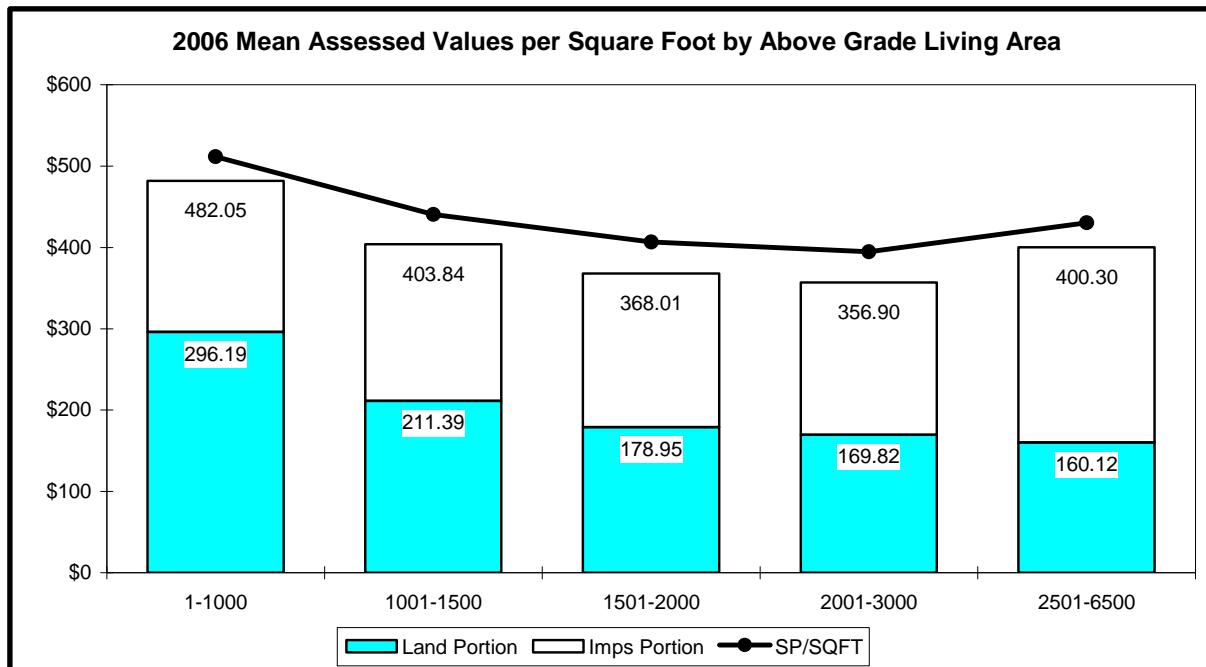
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



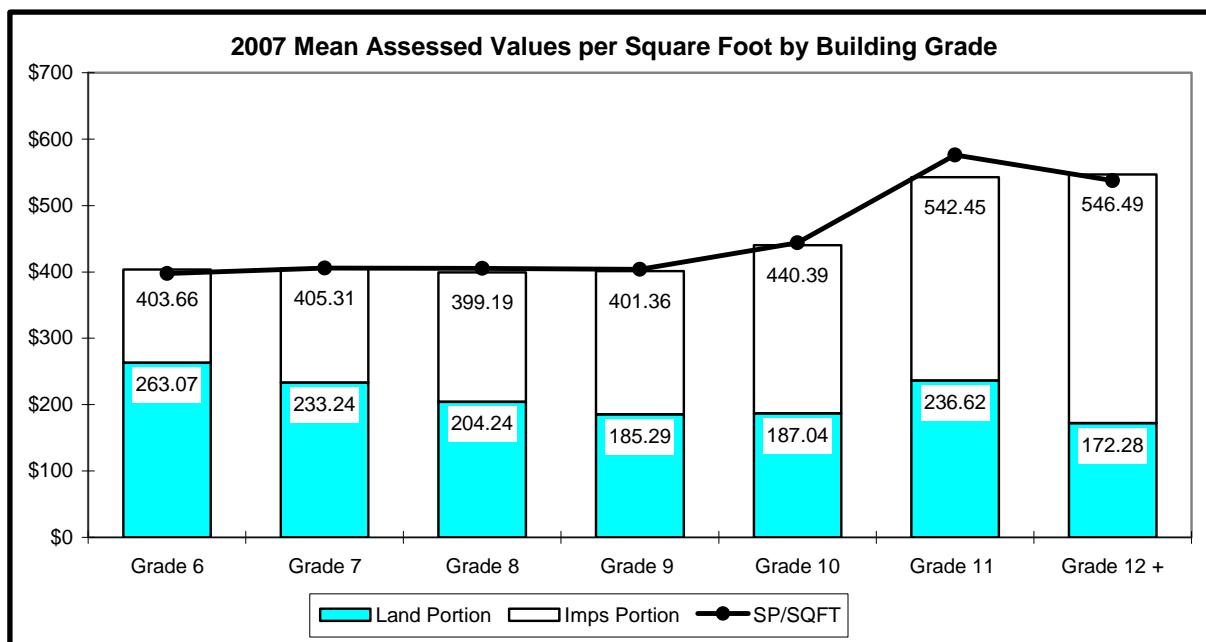
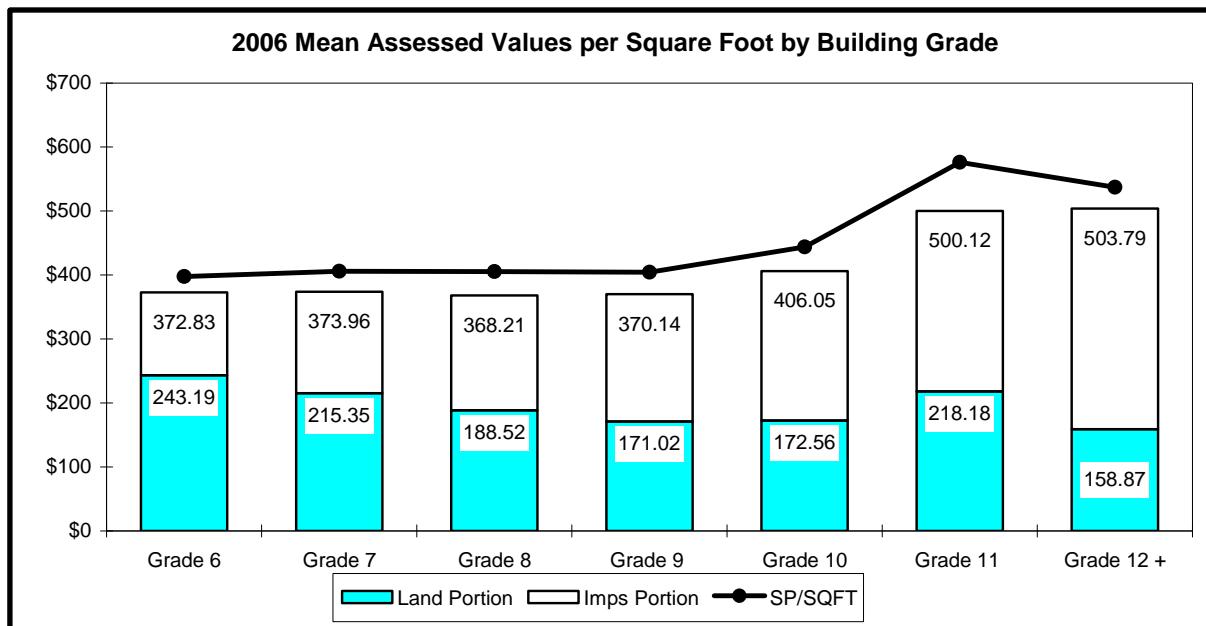
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

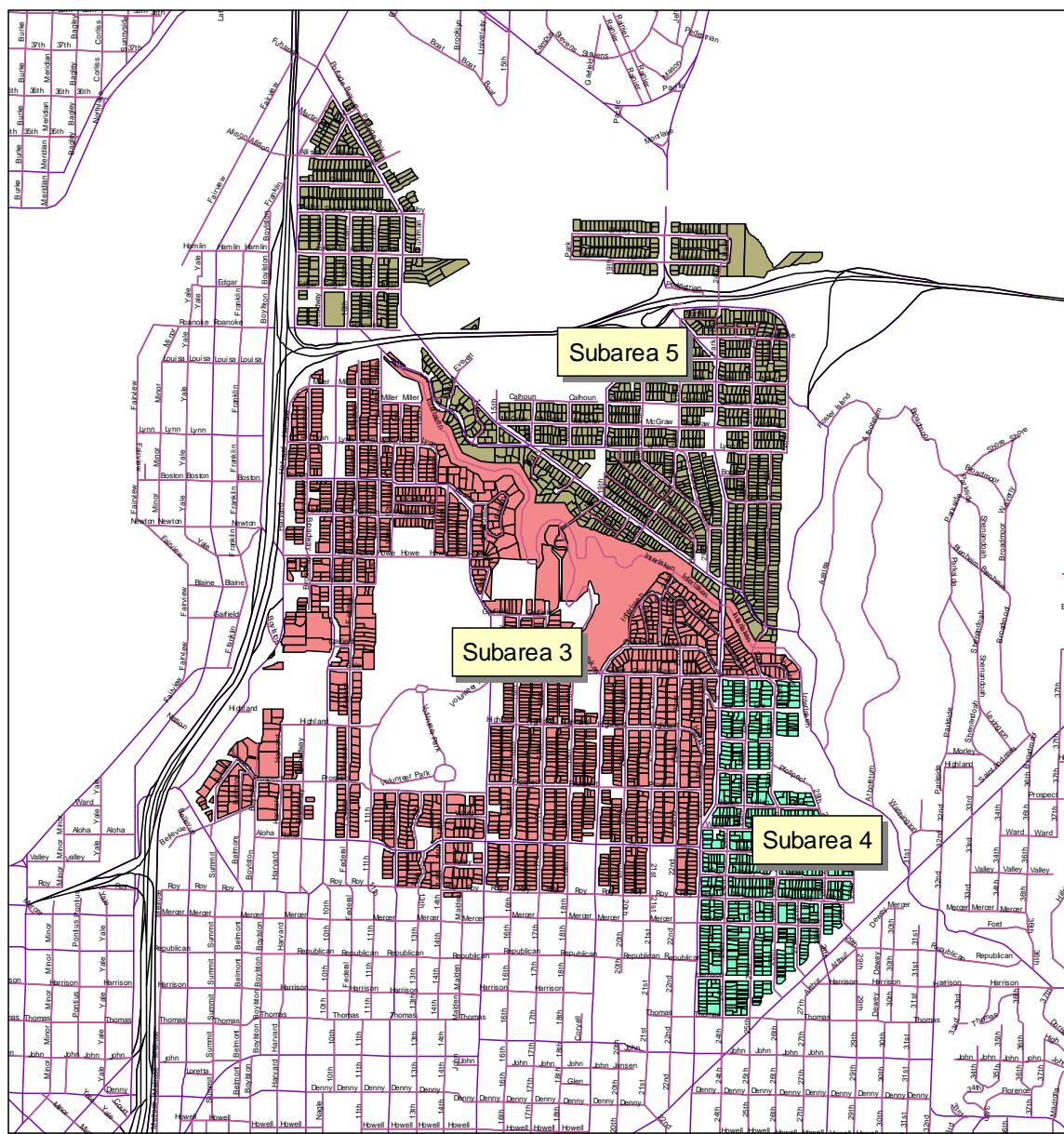


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

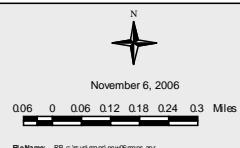


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 13

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Legend

- King County Local Streets as defined by streets Newarea 13.shp
- 003
- 004
- 005
- New freeways.shp
- New streets.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 5 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.5% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.085, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 612 usable residential sales in the area.

The adjustment model was attempted using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. No acceptable multiple regression model was obtained.

Improved Parcel Update (continued)

The analysis results showed that no characteristic or neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} \times 1.085$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.085)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.085).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} \times 1.085, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 13 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.50%

Comments

The above overall adjustment was the only adjustment applied. Based upon 612 sales, all 3851 parcels would receive an approximate 8.5% upward adjustment.

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	5	0.990	1.072	8.3%	0.772	1.373
7	108	0.920	0.997	8.4%	0.968	1.026
8	236	0.908	0.984	8.4%	0.964	1.005
9	165	0.918	0.995	8.4%	0.975	1.015
10	62	0.915	0.992	8.4%	0.958	1.026
11	24	0.882	0.957	8.5%	0.905	1.009
12	11	0.932	1.011	8.5%	0.968	1.054
13	1	1.037	1.125	8.5%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1910	119	0.913	0.990	8.4%	0.963	1.018
1911-1920	97	0.922	1.000	8.4%	0.970	1.030
1921-1930	218	0.916	0.993	8.4%	0.975	1.012
1931-1980	71	0.886	0.961	8.4%	0.923	0.998
1981-2006	107	0.915	0.992	8.5%	0.966	1.019
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Poor	1	0.943	1.023	8.4%	N/A	N/A
Fair	4	0.972	1.054	8.4%	0.762	1.346
Average	286	0.915	0.992	8.4%	0.975	1.010
Good	202	0.901	0.977	8.4%	0.956	0.998
Very Good	119	0.922	1.000	8.4%	0.978	1.021
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	110	0.921	0.998	8.4%	0.969	1.028
1.5	162	0.912	0.989	8.4%	0.966	1.013
2	260	0.903	0.979	8.4%	0.962	0.996
2.5	69	0.931	1.010	8.5%	0.980	1.040
3	11	0.916	0.993	8.5%	0.878	1.109

Area 13 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

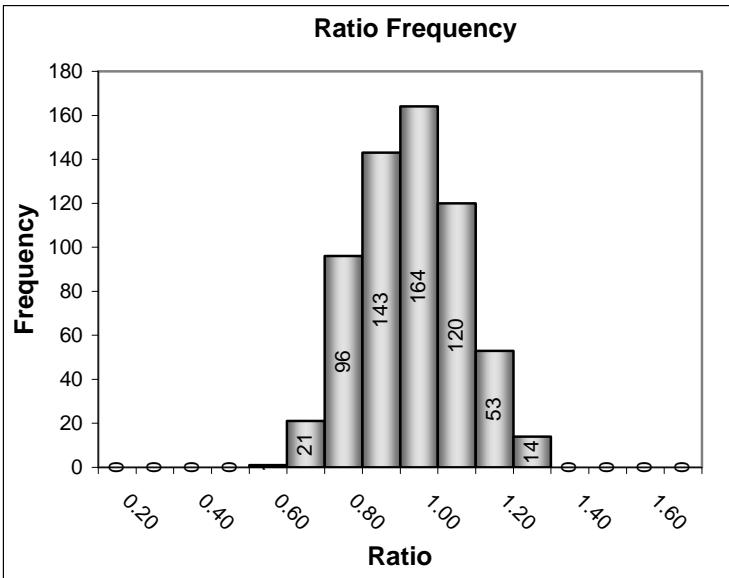
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1-1000	31	0.940	1.018	8.4%	0.961	1.075
1001-1500	142	0.916	0.993	8.4%	0.967	1.020
1501-2000	196	0.906	0.982	8.4%	0.962	1.002
2001-3000	190	0.905	0.982	8.4%	0.962	1.002
3001+	53	0.930	1.009	8.5%	0.974	1.044
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	446	0.918	0.995	8.4%	0.982	1.008
Y	166	0.900	0.975	8.4%	0.951	1.000
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	612	0.913	0.990	8.4%	0.978	1.001
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	245	0.911	0.988	8.4%	0.971	1.006
4	112	0.894	0.969	8.4%	0.939	1.000
5	255	0.922	0.999	8.4%	0.982	1.017
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	32	0.887	0.962	8.4%	0.907	1.016
3000-5000	358	0.902	0.978	8.4%	0.963	0.993
5001-8000	193	0.932	1.010	8.4%	0.990	1.031
8001+	29	0.911	0.988	8.5%	0.939	1.037

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2006	Date of Report: 3/14/2007	Sales Dates: 1/2004 - 12/2006
Area 13 Capitol Hill	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 612			
<i>Mean Assessed Value</i> 748,300			
<i>Mean Sales Price</i> 819,900			
<i>Standard Deviation AV</i> 406,540			
<i>Standard Deviation SP</i> 464,532			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.928			
<i>Median Ratio</i> 0.930			
<i>Weighted Mean Ratio</i> 0.913			
UNIFORMITY			
<i>Lowest ratio</i> 0.600			
<i>Highest ratio:</i> 1.283			
<i>Coefficient of Dispersion</i> 11.87%			
<i>Standard Deviation</i> 0.134			
<i>Coefficient of Variation</i> 14.44%			
<i>Price Related Differential (PRD)</i> 1.017			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.912			
Upper limit 0.943			
95% Confidence: Mean			
Lower limit 0.918			
Upper limit 0.939			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3851			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.134			
Recommended minimum: 29			
<i>Actual sample size:</i> 612			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 304			
# ratios above mean: 308			
z: 0.162			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



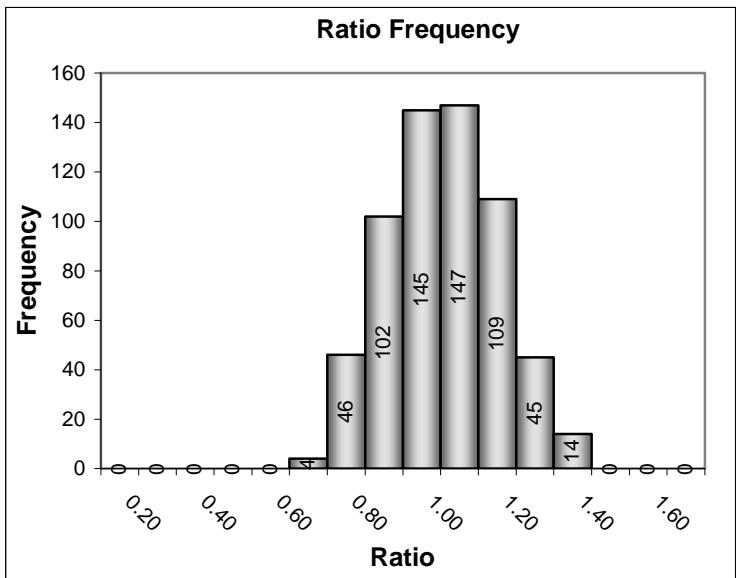
COMMENTS:

1 to 3 Unit Residences throughout Area 13

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2007	Date of Report: 4/30/2007	Sales Dates: 1/2004 - 12/2006
Area 13 Capitol Hill	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 612			
<i>Mean Assessed Value</i> 811,400			
<i>Mean Sales Price</i> 819,900			
<i>Standard Deviation AV</i> 441,099			
<i>Standard Deviation SP</i> 464,532			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 1.007			
<i>Median Ratio</i> 1.008			
<i>Weighted Mean Ratio</i> 0.990			
UNIFORMITY			
<i>Lowest ratio</i> 0.651			
<i>Highest ratio:</i> 1.390			
<i>Coefficient of Dispersion</i> 11.87%			
<i>Standard Deviation</i> 0.145			
<i>Coefficient of Variation</i> 14.44%			
<i>Price Related Differential (PRD)</i> 1.017			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.989			
Upper limit 1.024			
95% Confidence: Mean			
Lower limit 0.995			
Upper limit 1.018			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3851			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.145			
Recommended minimum: 34			
<i>Actual sample size:</i> 612			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 304			
# ratios above mean: 308			
Z: 0.162			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 13

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	113000	0015	8/4/05	\$2,600,000	4890	0	11	1919	3	20000	N	N	1658 FEDERAL AVE E
003	113000	0130	6/8/04	\$779,000	2750	0	8	1926	3	6800	Y	N	1663 10TH AVE E
003	113000	0150	2/24/04	\$1,850,000	2780	1620	12	2002	3	5000	Y	N	1651 10TH AVE E
003	113000	0226	10/10/05	\$1,095,000	1020	1360	11	1994	3	5031	Y	N	1617 BROADWAY E
003	116900	0100	6/28/05	\$860,000	2380	1030	9	1921	4	4680	Y	N	1950 15TH AVE E
003	116900	0145	1/26/05	\$775,000	2250	420	8	1914	3	8906	Y	N	1910 15TH AVE E
003	116900	0175	3/29/06	\$1,695,000	2790	800	10	2002	3	4200	Y	N	2012 14TH AVE E
003	116900	0220	5/21/04	\$650,000	1320	970	8	1926	4	4200	N	N	1922 14TH AVE E
003	116900	0250	7/16/05	\$935,000	1940	100	9	1926	4	4223	Y	N	1901 15TH AVE E
003	116900	0295	3/3/06	\$872,000	1830	770	8	1916	3	4120	Y	N	1939 15TH AVE E
003	116900	0360	7/27/06	\$985,000	2460	260	9	1910	3	4232	N	N	1939 14TH AVE E
003	116900	0390	11/19/04	\$638,000	1630	0	8	1913	5	4798	N	N	1913 14TH AVE E
003	133330	0025	8/4/04	\$1,575,000	2450	1200	10	1940	4	33500	Y	N	1620 E BOSTON TER
003	133330	0050	5/25/05	\$985,000	1850	850	9	1940	4	13050	N	N	1668 E BOSTON TER
003	133630	0100	11/9/06	\$1,295,000	2260	0	9	1917	5	6050	N	N	916 11TH AVE E
003	133630	0130	3/26/04	\$1,650,000	4370	850	11	1995	3	10547	N	N	948 11TH AVE E
003	133630	0425	4/6/06	\$1,100,000	2420	560	9	1905	3	4573	N	N	945 13TH AVE E
003	133630	0430	12/19/06	\$1,000,000	2160	0	9	1988	3	3587	N	N	939 13TH AVE E
003	133630	0475	7/26/05	\$1,300,000	3120	770	10	1994	3	4650	N	N	908 12TH AVE E
003	133630	0505	4/2/05	\$800,000	2020	0	9	1905	3	4500	N	N	922 12TH AVE E
003	133630	0535	12/2/04	\$1,260,000	2400	0	10	2001	3	5300	N	N	944 12TH AVE E
003	133630	0590	11/17/06	\$1,275,000	2820	400	10	1915	4	8134	N	N	928 13TH AVE E
003	133680	0005	7/19/04	\$1,290,000	2860	0	10	2002	3	5994	N	N	1028 15TH AVE E
003	133680	0010	2/22/06	\$928,500	2910	0	9	1985	3	5800	N	N	1024 15TH AVE E
003	133680	0105	3/29/06	\$1,795,000	3300	0	10	1907	3	7924	N	N	933 16TH AVE E
003	133680	0120	5/11/05	\$960,000	2910	860	9	1906	3	6000	N	N	939 16TH AVE E
003	133680	0160	2/15/05	\$710,000	2320	600	8	1906	3	5568	N	N	812 15TH AVE E
003	133680	0230	12/1/05	\$950,000	3820	0	9	1906	3	5760	N	N	727 16TH AVE E
003	133680	0245	4/21/06	\$1,280,000	2880	300	9	1921	3	5760	N	N	741 16TH AVE E
003	133680	0320	11/20/06	\$1,125,000	2180	500	9	1905	3	5760	N	N	718 16TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133680	0330	2/1/05	\$2,000,000	3490	800	10	2003	3	5760	N	N	712 16TH AVE E
003	133680	0380	2/28/06	\$1,400,000	2780	0	10	1902	4	5760	N	N	735 17TH AVE E
003	133680	0405	1/26/05	\$1,100,000	2230	0	10	1904	5	6000	N	N	952 16TH AVE E
003	133680	0445	6/11/05	\$1,955,000	3640	1380	10	2005	3	6000	N	N	916 16TH AVE E
003	133680	0615	3/17/05	\$815,000	2460	0	9	1906	4	4500	N	N	917 18TH AVE E
003	133680	0670	8/22/05	\$1,250,000	2440	400	10	1905	5	6240	N	N	957 18TH AVE E
003	133680	0675	9/24/04	\$1,977,000	4840	300	11	2001	3	11760	N	N	748 17TH AVE E
003	133680	0715	11/9/04	\$925,000	2470	120	9	1901	4	5760	N	N	712 17TH AVE E
003	133680	0840	8/17/04	\$642,000	1930	0	7	1906	4	6000	N	N	946 18TH AVE E
003	133680	0865	5/23/05	\$1,565,000	2260	1100	10	2005	3	5040	N	N	928 18TH AVE E
003	133680	0870	6/28/05	\$1,075,000	3100	1010	9	1995	3	5160	N	N	922 18TH AVE E
003	133680	0970	6/15/04	\$530,000	2150	650	8	1907	1	4800	N	N	929 19TH AVE E
003	133730	0050	8/25/05	\$1,229,000	4580	400	10	1911	4	5300	N	N	709 15TH AVE E
003	133730	0065	8/26/05	\$1,238,000	4290	790	10	1906	4	6084	N	N	1426 E ROY ST
003	133730	0115	5/13/05	\$760,000	3000	1200	10	1907	3	6042	N	N	809 15TH AVE E
003	133730	0120	10/26/04	\$910,000	3850	290	9	1906	4	6300	N	N	803 15TH AVE E
003	133730	0170	1/23/04	\$649,000	3930	400	9	1905	2	6050	N	N	1429 E ALOHA ST
003	133730	0175	7/9/04	\$1,350,000	4130	0	12	1909	3	5250	N	N	1439 E WARD ST
003	133730	0260	9/16/05	\$1,300,000	3140	0	10	1906	5	5610	N	N	1431 E WARD ST
003	133780	0040	6/2/05	\$430,000	1320	0	8	1906	2	4800	N	N	1135 19TH AVE E
003	133780	0105	3/4/05	\$435,000	820	840	7	1901	3	3600	N	N	1808 E PROSPECT ST
003	133780	0250	10/11/06	\$780,000	2090	220	8	1911	3	4800	N	N	1135 18TH AVE E
003	133780	0325	8/8/05	\$1,575,000	3440	0	11	1906	5	7200	N	N	1108 17TH AVE E
003	133780	0370	7/25/05	\$1,040,000	1970	0	9	1905	5	4800	N	N	1134 17TH AVE E
003	133780	0435	5/24/06	\$1,400,000	2660	370	10	1908	4	4800	N	N	1145 17TH AVE E
003	133780	0580	1/31/06	\$1,050,000	1720	790	8	1904	3	4800	N	N	1146 16TH AVE E
003	133780	0590	6/23/04	\$750,000	1580	0	9	1904	4	4800	N	N	1154 16TH AVE E
003	133780	0625	1/5/06	\$900,000	2300	240	9	1904	3	4800	N	N	1147 16TH AVE E
003	133780	0640	5/15/04	\$1,925,000	4110	0	10	1904	5	9600	N	N	1133 16TH AVE E
003	133780	0795	10/10/05	\$817,500	1520	210	9	1904	3	4800	N	N	1243 16TH AVE E
003	133780	0805	11/14/06	\$995,000	2360	100	8	1909	3	4800	N	N	1233 16TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133780	0985	12/18/06	\$756,750	2040	0	8	1905	3	4800	N	N	1215 17TH AVE E
003	133780	1075	6/19/06	\$860,000	1560	0	8	1905	4	4800	N	N	1242 16TH AVE E
003	133780	1085	6/17/04	\$674,000	2110	0	8	1905	4	4440	N	N	1250 16TH AVE E
003	133780	1120	10/3/06	\$1,036,500	2090	0	9	1907	4	4680	N	N	1237 18TH AVE E
003	133780	1140	12/22/06	\$770,000	1620	0	8	1905	3	4800	N	N	1223 18TH AVE E
003	133780	1145	2/14/05	\$830,000	2050	0	9	1909	3	4800	N	N	1219 18TH AVE E
003	133780	1230	10/10/05	\$894,000	1560	300	8	1905	3	4800	N	N	1230 17TH AVE E
003	133830	0235	7/28/06	\$1,200,000	2170	480	9	1955	3	6048	Y	N	1240 21ST AVE E
003	133830	0245	6/16/06	\$1,135,875	2740	0	9	1921	3	5000	Y	N	2109 E GALER ST
003	133830	0325	4/10/05	\$3,195,000	4200	1200	12	2004	3	8640	N	N	1120 21ST AVE E
003	133830	0335	2/16/04	\$2,200,000	3850	220	11	1925	5	8640	N	N	1136 21ST AVE E
003	133830	0350	8/22/05	\$2,190,000	3850	1000	12	1915	4	9108	N	N	2105 E HIGHLAND DR
003	133830	0430	6/13/06	\$921,000	1590	0	9	1993	3	4600	N	N	1114 20TH AVE E
003	133830	0450	8/16/06	\$1,302,500	2180	0	8	1918	5	5175	N	N	1124 20TH AVE E
003	133830	0475	4/22/05	\$1,295,000	3970	500	9	1909	4	4600	N	N	1134 20TH AVE E
003	133860	0030	7/7/05	\$869,950	1840	800	9	1982	3	4381	Y	N	1134 23RD AVE E
003	133860	0035	6/14/04	\$812,500	1890	150	9	1909	5	4381	Y	N	1132 23RD AVE E
003	133860	0040	4/10/05	\$765,500	1850	200	9	1924	4	4381	Y	N	1128 23RD AVE E
003	133860	0045	7/20/04	\$642,500	1720	0	9	1921	3	4381	Y	N	1124 23RD AVE E
003	133860	0055	5/25/06	\$1,375,000	2570	1170	10	2005	3	6258	Y	N	1116 23RD AVE E
003	133860	0090	8/10/04	\$300,000	1040	0	7	1946	3	4172	N	N	1217 24TH AVE E
003	133860	0200	9/9/04	\$1,545,000	2930	860	10	2003	3	6544	Y	N	1219 23RD AVE E
003	133860	0275	7/11/05	\$1,765,000	2960	1060	11	1999	3	5137	Y	N	2225 E HIGHLAND DR
003	133860	0295	5/1/06	\$1,720,000	2980	620	10	1937	4	6974	Y	N	1121 23RD AVE E
003	133860	0315	11/5/04	\$2,380,000	6430	920	12	1910	3	15660	N	N	1100 22ND AVE E
003	133880	0045	10/11/06	\$725,000	1860	0	8	1906	4	4320	N	N	926 19TH AVE E
003	133880	0060	8/13/04	\$515,000	1960	500	7	1906	3	4320	N	N	914 19TH AVE E
003	133880	0085	12/20/05	\$659,900	1540	0	8	1927	4	2800	N	N	1914 E ALOHA ST
003	133880	0120	5/30/06	\$710,000	2240	0	8	1909	2	4320	N	N	927 20TH AVE E
003	133880	0135	5/22/06	\$695,000	1750	0	8	1906	3	4320	N	N	937 20TH AVE E
003	133880	0140	6/6/06	\$748,600	1840	0	8	1906	3	4320	N	N	941 20TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	133880	0180	11/4/04	\$769,000	1370	0	8	1906	5	4600	N	N	946 20TH AVE E
003	133880	0215	6/15/06	\$689,950	2360	0	8	1909	3	4600	N	N	916 20TH AVE E
003	133880	0335	11/20/06	\$1,500,000	3410	220	10	1913	3	6480	N	N	938 21ST AVE E
003	133880	0420	10/19/04	\$1,732,500	3610	340	11	1910	5	6480	N	N	951 22ND AVE E
003	133880	0475	4/28/05	\$1,300,000	4200	0	11	1914	3	7721	Y	N	902 22ND AVE E
003	133880	0490	3/8/05	\$549,950	1640	200	8	1925	4	5390	N	N	907 23RD AVE E
003	133880	0491	12/6/04	\$625,000	2760	0	8	1993	3	5750	Y	N	2220 E ALOHA ST
003	133880	0515	8/10/05	\$899,000	2030	120	10	1907	3	5400	N	N	1011 23RD AVE E
003	133880	0530	9/15/05	\$1,000,000	2570	0	10	1908	4	5459	N	N	1027 23RD AVE E
003	133880	0535	11/18/04	\$1,160,000	3090	900	9	1909	4	5466	N	N	1031 23RD AVE E
003	133880	0655	12/13/05	\$767,500	2890	0	9	1908	4	5324	Y	N	2215 E ALOHA ST
003	133880	0665	9/6/06	\$750,000	1720	0	8	1922	5	3398	N	N	2003 E ALOHA ST
003	133880	0715	5/19/05	\$721,000	1790	250	8	1913	3	4600	N	N	720 20TH AVE E
003	133880	0750	1/31/06	\$524,700	1070	100	8	1913	3	3300	N	N	2016 E ROY ST
003	133880	0885	6/29/05	\$510,000	1060	0	7	2004	3	4320	N	N	710 19TH AVE E
003	133930	0060	9/13/05	\$562,000	1610	0	8	1920	3	3936	N	N	1246 19TH AVE E
003	133930	0070	4/7/04	\$385,000	1310	650	7	1923	2	4111	N	N	1252 19TH AVE E
003	134230	0100	12/27/05	\$850,000	2290	0	8	1912	4	5000	Y	N	1517 16TH AVE E
003	134230	0195	7/6/06	\$922,500	1340	600	8	1905	4	4760	Y	N	1530 16TH AVE E
003	134230	0195	6/25/04	\$739,000	1340	600	8	1905	4	4760	Y	N	1530 16TH AVE E
003	134230	0205	12/5/05	\$905,000	1820	830	9	1905	4	4760	Y	N	1538 16TH AVE E
003	134230	0270	8/16/05	\$699,950	2210	0	7	1905	3	4760	N	N	1529 17TH AVE E
003	134230	0275	9/22/06	\$826,000	1790	0	7	1918	4	4760	N	N	1531 17TH AVE E
003	134630	0035	9/21/05	\$1,895,000	3420	1060	12	1902	5	5000	N	N	923 14TH AVE E
003	134630	0125	5/6/05	\$2,190,000	4300	100	11	2005	3	4855	N	N	626 14TH AVE E
003	134630	0150	8/2/04	\$2,584,500	5790	0	12	1904	5	11750	N	N	806 14TH AVE E
003	191210	0215	11/24/04	\$690,000	1150	0	8	1905	5	4500	N	N	2340 FEDERAL AVE E
003	191210	0305	8/27/04	\$570,000	2020	700	8	1960	3	4000	Y	N	2419 11TH AVE E
003	191210	0320	6/29/05	\$710,000	2020	1040	8	1977	3	3000	Y	N	2417 11TH AVE E
003	191210	0335	5/17/05	\$682,000	2210	0	8	1924	4	4500	N	N	2407 11TH AVE E
003	191210	0565	5/20/04	\$719,950	2090	400	9	1914	3	4500	N	N	2411 FEDERAL AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	191210	0755	5/12/05	\$750,000	1770	0	9	1906	5	4500	N	N	2343 FEDERAL AVE E
003	212504	9027	2/10/06	\$2,790,000	3920	920	11	1941	5	20520	N	N	1500 18TH AVE E
003	212504	9027	10/1/04	\$2,400,000	3920	920	11	1941	5	20520	N	N	1500 18TH AVE E
003	212504	9029	6/18/05	\$839,000	1890	500	8	1926	4	5670	Y	N	2015 E CRESCENT DR
003	212504	9042	8/19/04	\$1,198,000	3840	340	9	1914	3	11112	Y	N	2005 E CRESCENT DR
003	212504	9046	8/11/04	\$775,000	2420	0	8	1916	3	6289	N	N	1523 18TH AVE E
003	212504	9053	5/17/06	\$950,000	2030	0	8	1916	3	4486	Y	N	1527 E HOWE ST
003	212504	9116	9/13/06	\$5,500,000	5430	1200	11	1938	4	160432	Y	N	1700 17TH AVE E
003	216390	1605	8/11/04	\$1,995,000	5500	0	13	1909	3	11101	Y	N	1005 BELMONT PL E
003	216390	1665	9/16/04	\$710,000	2120	0	8	1952	4	7200	N	N	1026 SUMMIT AVE E
003	216390	1695	10/11/06	\$1,795,000	2360	710	11	1960	5	7200	N	N	1005 BOYLSTON AVE E
003	216390	1695	5/25/05	\$1,675,000	2360	710	11	1960	5	7200	N	N	1005 BOYLSTON AVE E
003	216390	1700	9/25/06	\$1,350,000	2230	0	10	1992	3	7200	N	N	1011 BOYLSTON AVE E
003	216390	1700	5/25/05	\$1,150,000	2230	0	10	1992	3	7200	N	N	1011 BOYLSTON AVE E
003	216390	1710	6/23/05	\$3,013,118	6050	0	12	1905	5	12360	N	N	1025 BOYLSTON AVE E
003	220750	0035	7/3/06	\$729,000	1510	0	8	1917	3	3180	N	N	2224 11TH AVE E
003	220750	0055	11/27/06	\$855,000	1880	0	8	1919	4	3180	N	N	2220 11TH AVE E
003	220750	0125	5/11/06	\$865,000	1850	0	9	1920	4	4000	N	N	2228 FEDERAL AVE E
003	220750	0140	12/2/05	\$1,250,000	2290	900	8	1915	5	4000	N	N	2216 FEDERAL AVE E
003	220750	0310	1/19/06	\$589,000	1240	0	8	1905	4	2105	N	N	1011 E LYNN ST
003	220750	0368	6/28/05	\$825,000	1570	1100	9	1904	4	2775	N	N	2033 10TH AVE E
003	220750	0385	8/18/04	\$549,950	2470	1060	8	1906	3	4875	Y	N	2029 10TH AVE E
003	220750	0390	4/15/05	\$585,000	2120	500	8	1904	3	5120	Y	N	2025 10TH AVE E
003	220750	0395	1/24/05	\$930,000	1670	1120	10	2002	3	5120	N	N	2023 10TH AVE E
003	220750	0405	2/24/06	\$710,000	1690	750	8	1904	3	5120	N	N	2015 10TH AVE E
003	220750	0415	6/27/05	\$569,000	1710	870	8	1908	4	5120	N	N	2007 10TH AVE E
003	220750	0445	12/27/04	\$424,000	920	0	7	1903	4	4000	N	N	2014 10TH AVE E
003	220750	0475	8/15/06	\$710,000	1600	400	8	1900	3	4000	N	N	2003 FEDERAL AVE E
003	220750	0510	12/12/05	\$789,000	1880	900	8	1913	4	4000	N	N	2031 FEDERAL AVE E
003	220750	0520	1/13/06	\$725,000	1580	0	8	1906	3	4000	N	N	2034 FEDERAL AVE E
003	220750	0520	4/30/04	\$563,000	1580	0	8	1906	3	4000	N	N	2034 FEDERAL AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	220750	0575	8/10/05	\$835,000	1950	600	9	1992	3	4000	N	N	2011 11TH AVE E
003	220750	0580	1/26/06	\$855,000	1730	0	9	1915	5	4000	N	N	2015 11TH AVE E
003	220750	0625	7/7/05	\$630,000	1980	0	9	1912	3	5355	N	N	2111 12TH AVE E
003	220750	0760	9/7/05	\$910,000	1770	300	9	1926	5	4000	N	N	1918 FEDERAL AVE E
003	220750	0780	5/2/05	\$940,000	2660	0	9	1900	4	4000	N	N	1900 FEDERAL AVE E
003	220750	0820	2/24/06	\$795,000	2110	310	8	1960	4	4000	N	N	1927 11TH AVE E
003	220750	0855	11/2/05	\$940,000	1490	910	10	1999	3	4000	N	N	1928 10TH AVE E
003	220750	0855	9/27/04	\$730,000	1490	910	10	1999	3	4000	N	N	1928 10TH AVE E
003	220750	0880	7/27/06	\$650,000	1580	0	8	1905	3	4000	N	N	1910 10TH AVE E
003	220750	0935	2/16/05	\$678,000	1810	0	9	1905	3	6000	N	N	1933 FEDERAL AVE E
003	220750	0970	8/3/04	\$2,300,000	3600	0	12	1996	3	5138	Y	N	1929 10TH AVE E
003	266300	0225	7/14/04	\$1,225,000	3430	900	10	1929	4	6000	N	N	947 FEDERAL AVE E
003	266300	0270	5/11/05	\$1,262,000	2860	0	9	1923	5	3880	N	N	942 FEDERAL AVE E
003	266300	0290	12/3/05	\$880,000	2480	1100	9	1925	3	4200	N	N	926 FEDERAL AVE E
003	266300	0315	8/12/04	\$799,000	2080	0	9	1923	4	5250	N	N	910 FEDERAL AVE E
003	266300	0325	1/25/06	\$1,099,000	2240	0	9	1949	5	8400	N	N	900 FEDERAL AVE E
003	312820	0005	7/19/05	\$754,000	2260	800	9	1925	3	4168	N	N	1502 E OLIN PL
003	312820	0035	5/27/04	\$945,000	2680	270	9	1926	3	5780	N	N	1520 E OLIN PL
003	312820	0085	11/30/06	\$1,525,000	2940	0	10	1928	4	6324	Y	N	1543 E OLIN PL
003	312820	0085	3/9/05	\$1,400,000	2940	0	10	1928	4	6324	Y	N	1543 E OLIN PL
003	339880	0085	5/31/05	\$4,100,000	5670	1690	12	2001	3	11300	N	N	1617 FEDERAL AVE E
003	339880	0120	8/1/06	\$2,432,721	4570	1140	12	1919	5	6600	N	N	1014 E GALER ST
003	339880	0125	2/3/06	\$2,595,000	4570	1320	11	2002	3	10545	N	N	1515 FEDERAL AVE E
003	359250	0390	12/21/05	\$799,950	1620	240	8	1939	3	4385	N	N	2603 E GARFIELD ST
003	359250	0440	10/5/05	\$502,000	1090	0	7	1923	3	3600	N	N	1518 INTERLAKEN PL E
003	359250	0516	2/23/05	\$435,000	960	0	7	1925	3	1800	Y	N	2406 E GALER ST
003	359250	0520	4/25/05	\$619,000	1340	0	8	1926	3	4800	Y	N	2410 E GALER ST
003	359250	0531	7/11/05	\$640,000	1570	240	8	1931	3	6529	Y	N	1510 24TH AVE E
003	359250	0535	3/29/04	\$370,000	1140	240	7	1919	3	3600	Y	N	1506 24TH AVE E
003	359250	0555	6/29/04	\$605,000	2210	500	9	1930	4	5700	Y	N	1524 24TH AVE E
003	359250	0560	10/19/06	\$1,020,000	2670	510	9	1979	3	6350	Y	N	1506 22ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	359250	0595	2/12/04	\$585,000	2640	0	8	1922	3	6350	N	N	2231 E CRESCENT DR
003	359250	0640	12/11/06	\$1,075,000	2020	680	8	1953	4	8001	Y	N	2115 E CRESCENT DR
003	359250	0668	7/27/06	\$975,000	2280	220	10	1926	3	3792	N	N	1615 22ND AVE E
003	359250	0675	2/21/06	\$820,000	2200	0	10	1925	3	3408	N	N	1619 22ND AVE E
003	359250	0725	9/28/05	\$805,000	1940	280	9	1965	4	6069	N	N	2230 E CRESCENT DR
003	359250	0890	12/18/06	\$600,000	750	800	8	1956	3	7154	N	N	1654 INTERLAKEN PL E
003	359250	0891	10/22/06	\$798,000	1700	0	9	1926	4	3360	Y	N	2125 E INTERLAKEN BLVD
003	359250	0901	3/25/04	\$775,000	2150	500	9	1928	4	7200	Y	N	2111 E INTERLAKEN BLVD
003	359250	0971	1/5/06	\$758,000	1740	450	9	1924	4	2944	N	N	1623 21ST AVE E
003	359250	0972	9/22/06	\$810,000	2060	0	8	1925	4	3640	N	N	1627 21ST AVE E
003	359250	1011	11/1/04	\$777,000	2140	220	9	1925	4	3900	N	N	2002 E CRESCENT DR
003	359250	1015	4/7/06	\$1,250,000	2490	720	10	1926	5	6090	N	N	1609 PEACH CT E
003	359250	1100	4/21/05	\$941,000	2070	500	10	1926	4	5588	Y	N	1939 E CRESCENT DR
003	442310	0130	5/19/05	\$540,000	1250	1050	7	1939	4	4400	N	N	1112 E LYNN ST
003	442310	0145	2/17/06	\$530,636	1230	540	8	1948	3	4500	N	N	2310 11TH AVE E
003	442310	0150	5/31/06	\$849,000	1890	780	9	1927	4	4500	N	N	2316 11TH AVE E
003	553510	0335	3/10/06	\$839,000	2800	0	9	1910	4	4560	N	N	2412 BROADWAY E
003	553510	0350	8/30/04	\$443,000	1320	240	8	1905	3	3600	N	N	910 E MILLER ST
003	630640	0110	8/3/04	\$430,000	900	400	7	1928	3	4000	Y	N	1928 HARVARD AVE E
003	669950	0040	6/21/05	\$955,000	2370	900	9	1906	5	5000	Y	N	2323 BROADWAY E
003	669950	0055	10/11/05	\$1,067,500	2330	670	10	1904	5	4000	Y	N	2307 BROADWAY E
003	669950	0070	6/1/06	\$1,025,000	2020	610	11	1988	3	3325	Y	N	2348 HARVARD AVE E
003	669950	0130	5/2/06	\$985,000	3460	0	9	1909	5	6400	N	N	2356 BROADWAY E
003	674270	0120	7/17/06	\$1,250,000	2200	750	11	1989	3	3336	Y	N	2234 HARVARD AVE E
003	674270	0120	4/1/04	\$932,500	2200	750	11	1989	3	3336	Y	N	2234 HARVARD AVE E
003	674270	0125	8/30/06	\$1,400,000	2180	810	11	1988	3	3531	Y	N	2230 HARVARD AVE E
003	674270	0125	7/15/04	\$1,100,000	2180	810	11	1988	3	3531	Y	N	2230 HARVARD AVE E
003	674270	0211	11/10/04	\$675,000	1910	400	9	1926	3	3705	Y	N	911 E LYNN ST
003	674270	0260	10/21/05	\$1,010,000	2080	760	9	1923	5	3564	Y	N	902 E BOSTON ST
003	674270	0261	5/21/04	\$713,300	1800	900	9	1924	5	3564	N	N	906 E BOSTON ST
003	674270	0280	2/6/06	\$1,150,000	2040	0	9	1980	4	5117	Y	N	2030 BROADWAY E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	674270	0285	6/24/04	\$816,450	1760	510	9	2002	3	2549	N	N	2026 BROADWAY E
003	676270	0185	3/30/05	\$1,085,000	1770	0	9	1901	5	5000	N	N	1116 HARVARD AVE E
003	676270	0216	6/1/04	\$499,000	1740	0	7	1906	3	3000	N	N	1115 BROADWAY E
003	676270	0555	12/12/05	\$965,000	2360	0	10	1910	3	4500	N	N	1157 FEDERAL AVE E
003	676270	0605	5/4/04	\$1,350,000	2640	900	10	1912	5	5000	N	N	1112 FEDERAL AVE E
003	676270	0645	6/6/06	\$1,875,000	3040	750	10	1900	4	5700	N	N	1236 FEDERAL AVE E
003	676270	0740	6/7/04	\$420,000	1320	0	8	1953	3	5000	N	N	1226 10TH AVE E
003	676270	0775	9/21/06	\$1,500,000	2370	0	9	1926	5	4200	N	N	1221 FEDERAL AVE E
003	686170	0085	8/26/04	\$1,253,500	2780	800	11	1911	4	5300	Y	N	1215 E LYNN ST
003	686170	0115	10/13/04	\$625,000	1960	480	8	1938	4	5000	N	N	2207 13TH AVE E
003	686170	0130	5/5/05	\$549,000	2120	0	8	1919	3	5000	N	N	2206 12TH AVE E
003	867090	0060	11/1/06	\$1,045,000	2860	960	9	1914	4	4000	N	N	1243 E NEWTON ST
003	867090	0085	5/31/06	\$950,000	3220	590	9	1914	5	4000	Y	N	1212 E NEWTON ST
003	867090	0105	11/3/05	\$1,050,000	3630	420	9	1915	3	4100	Y	N	1228 E NEWTON ST
003	867090	0150	1/20/05	\$773,000	1780	700	9	1920	5	3800	N	N	1217 E BOSTON ST
003	867090	0155	11/18/04	\$750,000	2170	400	8	1912	5	3800	Y	N	1221 E BOSTON ST
003	867090	0165	9/13/05	\$1,050,000	2990	0	9	1917	3	7600	N	N	1307 E BOSTON ST
003	867090	0180	3/8/05	\$900,000	3060	1000	10	1911	3	6270	Y	N	1317 E BOSTON ST
003	867090	0210	3/17/06	\$621,000	1920	0	8	1919	4	5402	Y	N	1216 E CROCKETT ST
003	939070	0100	5/3/04	\$273,000	770	380	7	1923	4	2723	Y	N	1820 LAKEVIEW BLVD E
003	948870	0005	10/18/06	\$1,298,400	2515	750	9	1925	5	5000	Y	N	1824 FEDERAL AVE E
003	948870	0005	10/14/04	\$1,127,000	2515	750	9	1925	5	5000	Y	N	1824 FEDERAL AVE E
003	948870	0045	4/9/05	\$1,330,000	3880	0	10	1909	5	5400	N	N	1065 E HOWE ST
003	948870	0055	6/2/04	\$800,000	2190	800	9	1922	3	8100	Y	N	1822 10TH AVE E
003	948870	0091	4/13/05	\$725,000	1220	900	7	1924	5	4000	N	N	1817 FEDERAL AVE E
003	948870	0106	4/21/05	\$720,000	2730	1380	8	1913	4	4000	Y	N	907 E HOWE ST
003	983120	0070	9/9/05	\$998,000	1750	230	9	1942	5	5750	N	N	707 E PROSPECT ST
003	983120	0490	3/16/05	\$1,750,000	5910	600	11	1909	3	7500	N	N	948 HARVARD AVE E
003	983120	0525	5/26/06	\$900,000	2390	0	9	1967	4	5000	N	N	941 BROADWAY E
004	133880	1005	8/25/06	\$895,000	2800	0	9	1910	5	5250	Y	N	2300 E ROY ST
004	133880	1025	5/8/06	\$420,000	760	420	7	1924	4	3500	N	N	2309 E VALLEY ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	133880	1040	12/22/04	\$675,000	1600	800	8	1927	4	3350	Y	N	802 23RD AVE E
004	133880	1055	9/20/06	\$525,000	1130	300	8	1927	3	3600	N	N	806 23RD AVE E
004	133880	1085	7/20/06	\$740,000	1950	0	9	1921	5	5250	N	N	906 23RD AVE E
004	320430	0005	6/22/05	\$549,000	1020	820	8	1950	3	4125	N	N	2409 E GALER ST
004	320430	0110	11/10/04	\$450,000	920	0	8	1925	4	6000	N	N	1419 25TH AVE E
004	320430	0160	7/12/05	\$750,000	2110	0	8	1928	4	4800	Y	N	1222 24TH AVE E
004	320430	0210	7/13/04	\$500,000	2280	1140	8	1928	4	4800	Y	N	1208 24TH AVE E
004	320430	0265	8/10/06	\$900,000	1580	0	8	2004	3	4920	Y	N	1215 25TH AVE E
004	320430	0295	7/15/04	\$415,000	1540	0	8	1912	3	5000	Y	N	2417 E LEE ST
004	320430	0330	4/11/05	\$1,060,000	3070	200	10	1993	3	6000	Y	N	1126 24TH AVE E
004	320430	0370	8/10/05	\$592,000	1830	0	8	1912	4	6000	Y	N	1108 24TH AVE E
004	320430	0440	8/25/05	\$480,000	1370	0	8	1928	4	3000	Y	N	1115 25TH AVE E
004	320430	0445	11/8/05	\$506,000	1610	0	8	1976	3	3000	Y	N	1119 25TH AVE E
004	320430	0450	10/12/04	\$703,000	2720	0	9	1925	5	6000	Y	N	1123 25TH AVE E
004	320430	0475	9/9/04	\$390,000	1320	0	7	1918	5	2220	Y	N	1080 24TH AVE E
004	320430	0525	2/24/04	\$425,000	1640	0	8	1930	3	6000	Y	N	1071 25TH AVE E
004	320430	0540	12/9/05	\$910,000	2152	0	8	2005	3	3600	Y	N	2415 E PROSPECT ST
004	320430	0600	5/19/06	\$490,000	1500	0	8	1925	4	4560	Y	N	1074 25TH AVE E
004	320430	0675	5/3/06	\$1,260,000	2730	950	10	2006	3	6000	N	N	1122 25TH AVE E
004	320430	0695	1/11/05	\$930,000	2380	1170	10	2004	3	6000	Y	N	1112 25TH AVE E
004	320430	0775	4/20/04	\$440,500	1180	250	8	1947	4	6000	N	N	2519 E HIGHLAND DR
004	320430	0920	4/20/05	\$950,000	1730	1730	8	1952	5	12000	N	N	1221 26TH AVE E
004	320430	1150	12/28/05	\$608,000	1810	400	8	1987	3	3000	N	N	1406 26TH AVE E
004	320430	1155	10/25/06	\$615,000	1810	400	8	1987	3	3000	N	N	1402 26TH AVE E
004	320430	1193	6/14/05	\$995,000	1440	1240	8	1951	5	7440	N	N	2811 E INTERLAKEN BLVD
004	320430	1240	3/28/05	\$955,000	2570	0	10	2005	3	5040	N	N	1216 26TH AVE E
004	501100	0190	4/25/06	\$390,000	840	0	7	1900	4	3465	N	N	530 23RD AVE E
004	501500	0146	4/3/06	\$715,000	1560	1000	8	1909	5	3720	Y	N	2500 E HELEN ST
004	501500	0180	6/6/05	\$610,000	1720	0	9	1992	3	4200	Y	N	1059 25TH AVE E
004	501500	0220	11/16/04	\$364,000	840	0	7	1901	4	4000	Y	N	2415 E HELEN ST
004	501500	0255	12/27/04	\$545,000	1840	0	8	1903	5	4000	N	N	2314 E WARD ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501500	0265	5/27/04	\$415,000	2180	0	8	1983	3	2700	N	N	2322 E WARD ST
004	501500	0305	5/17/06	\$575,000	1470	0	8	1903	5	2000	Y	N	1007 25TH AVE E
004	501500	0340	4/28/05	\$836,119	2330	300	10	2005	3	4000	Y	N	2525 E HELEN ST
004	501500	0346	9/16/05	\$895,000	2560	940	10	2000	3	4000	Y	N	2521 E HELEN ST
004	501500	0485	10/24/06	\$786,300	2000	240	9	1987	3	4000	N	N	2619 E HELEN ST
004	501500	0495	6/24/04	\$519,950	2290	0	9	1984	3	4000	N	N	2611 E HELEN ST
004	501500	0595	9/21/04	\$430,000	1220	0	8	1978	3	5200	N	N	2637 E WARD ST
004	501500	0596	2/6/06	\$790,000	2550	0	9	1983	3	4089	N	N	2633 E WARD ST
004	501500	0815	8/28/06	\$525,000	1180	600	7	1962	3	4000	N	N	2410 E ALOHA ST
004	501500	0820	5/26/04	\$405,500	1180	890	7	1962	3	4000	N	N	2414 E ALOHA ST
004	501500	0830	11/8/06	\$335,000	790	0	7	1910	5	4000	N	N	2418 E ALOHA ST
004	501500	0840	11/16/06	\$565,000	950	600	7	1910	5	4000	Y	N	2428 E ALOHA ST
004	501500	0855	6/6/05	\$940,000	1670	800	8	1994	3	8000	N	N	2440 E ALOHA ST
004	501500	0960	4/28/06	\$876,500	1660	580	9	1914	5	6200	Y	N	2310 E VALLEY ST
004	501500	0960	4/26/05	\$742,000	1660	580	9	1914	5	6200	Y	N	2310 E VALLEY ST
004	501500	1000	5/24/06	\$680,000	1040	730	8	1968	5	4000	Y	N	811 26TH AVE E
004	501500	1000	1/3/05	\$560,000	1040	730	8	1968	5	4000	Y	N	811 26TH AVE E
004	501500	1005	12/29/05	\$440,000	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST
004	501500	1030	5/18/04	\$381,000	920	0	7	1909	4	4000	N	N	2433 E ALOHA ST
004	501500	1040	7/7/06	\$530,000	1160	200	7	1963	3	4000	Y	N	2425 E ALOHA ST
004	501500	1045	11/28/05	\$825,000	2710	0	9	1996	3	4000	Y	N	2421 E ALOHA ST
004	501500	1055	7/28/05	\$850,000	2310	1070	8	1925	5	4000	N	N	2413 E ALOHA ST
004	501500	1085	8/29/05	\$705,000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST
004	501500	1140	12/16/05	\$300,000	1060	0	6	1903	4	4000	Y	N	2442 E VALLEY ST
004	501500	1175	1/5/05	\$640,000	1850	1040	7	2004	3	4000	N	N	2635 E ALOHA ST
004	501500	1245	4/18/05	\$899,000	2710	830	10	2005	3	4000	Y	N	2612 E VALLEY ST
004	501500	1255	8/8/06	\$735,000	2040	0	9	1997	3	3300	N	N	2618 E VALLEY ST
004	501500	1270	10/19/06	\$599,000	940	300	7	1916	4	6000	N	N	2632 E VALLEY ST
004	501500	1270	12/1/04	\$455,000	940	300	7	1916	4	6000	N	N	2632 E VALLEY ST
004	501500	1295	8/5/04	\$560,000	1170	0	7	1916	4	4000	N	N	2646 E VALLEY ST
004	501500	1320	6/6/05	\$630,000	1910	0	8	2000	3	4000	N	N	2641 E VALLEY ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501500	1370	8/5/05	\$399,950	1390	1300	8	1985	3	4080	Y	N	716 26TH AVE E
004	501500	1400	10/26/04	\$620,000	2260	0	8	2000	3	4000	N	N	2614 E ROY ST
004	501500	1555	10/27/04	\$365,000	1440	0	8	1906	4	4000	N	N	2428 E ROY ST
004	501500	1580	4/14/04	\$470,000	1250	520	9	1990	3	4000	Y	N	2518 E ROY ST
004	501500	1645	5/9/06	\$770,000	1700	0	8	1926	4	4760	Y	N	705 24TH AVE E
004	501600	0980	11/17/05	\$410,000	1310	320	7	1904	4	5300	N	N	313 26TH AVE E
004	501600	1055	4/19/05	\$615,000	1210	530	9	1994	3	2150	Y	N	316 25TH AVE
004	501600	1060	8/21/06	\$710,000	1210	530	9	1994	3	2500	Y	N	318 25TH AVE
004	501600	1065	12/14/04	\$448,000	1140	0	8	1988	3	2500	Y	N	320 25TH AVE E
004	501600	1110	5/5/05	\$446,000	900	0	7	1925	5	3700	Y	N	332 25TH AVE E
004	501600	1160	1/28/04	\$690,000	2680	1390	9	2003	3	4000	N	N	607 28TH AVE E
004	501600	1230	12/27/05	\$440,000	1290	0	7	1981	3	5000	N	N	601 27TH AVE E
004	501600	1285	4/20/04	\$459,000	1370	340	8	1987	3	5000	Y	N	426 26TH AVE E
004	501600	1325	2/24/05	\$445,000	1290	0	8	1987	3	2500	N	N	408 26TH AVE E
004	501600	1495	5/23/05	\$475,000	1230	910	7	1964	3	7500	N	N	427 27TH AVE E
004	501600	1535	7/25/05	\$580,000	960	960	8	1913	4	3300	N	N	443 27TH AVE E
004	501600	1545	12/19/05	\$539,950	1130	400	8	1915	5	3333	N	N	445 27TH AVE E
004	501600	1545	3/22/05	\$452,000	1130	400	8	1915	5	3333	N	N	445 27TH AVE E
004	501600	1620	10/11/05	\$679,950	2000	0	8	2003	3	4000	N	N	436 27TH AVE E
004	501600	1655	4/16/04	\$429,950	1280	780	7	1904	4	3822	N	N	420 27TH AVE E
004	501600	1660	10/21/05	\$821,500	2140	840	9	2004	3	3318	N	N	416 27TH AVE E
004	501600	1660	8/12/04	\$650,000	2140	840	9	2004	3	3318	N	N	416 27TH AVE E
004	501600	1735	8/25/05	\$375,000	1050	0	7	1968	3	4000	N	N	525 28TH AVE E
004	501600	1849	12/14/05	\$575,000	1870	0	8	1987	3	4022	N	N	621 29TH AVE E
004	501600	2170	11/18/05	\$670,000	1570	640	9	2000	3	2500	Y	N	422 25TH AVE E
004	501600	2195	8/27/04	\$372,000	1370	0	8	1987	3	2500	N	N	410 25TH AVE E
004	501600	2200	4/6/05	\$289,000	670	0	6	1968	3	5000	N	N	402 25TH AVE E
004	501600	2300	5/26/04	\$380,000	580	0	6	1912	4	2500	Y	N	441 26TH AVE E
004	501600	2302	6/1/05	\$575,000	2130	0	9	2002	3	2500	Y	N	445 26TH AVE E
004	501600	2305	7/19/06	\$429,500	1020	640	7	1921	5	5000	Y	N	449 26TH AVE E
004	501600	2465	8/18/05	\$642,000	1380	540	8	1986	3	3200	Y	N	323 25TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	2545	2/22/06	\$549,950	1240	0	9	1981	3	4450	Y	N	321 24TH AVE E
004	501600	2570	4/21/05	\$410,000	1420	0	7	1918	4	2500	N	N	2317 E HARRISON ST
004	501600	2610	4/28/04	\$430,000	1650	0	8	1908	4	5000	Y	N	441 24TH AVE E
004	501600	2715	9/20/05	\$650,000	1320	670	8	1928	5	5000	Y	N	415 24TH AVE E
004	501600	2820	7/21/04	\$600,000	2480	0	8	2002	3	3200	Y	N	450 24TH AVE E
004	501600	2830	6/22/06	\$995,000	1560	1060	9	1998	3	4992	Y	N	448 24TH AVE E
004	501600	2935	5/23/06	\$1,150,000	3230	0	10	1994	3	4800	Y	N	402 24TH AVE E
004	501600	2971	6/4/04	\$306,700	920	290	6	1952	4	5376	N	N	415 25TH AVE E
004	501600	3015	3/1/06	\$300,000	1050	0	6	1908	5	3200	Y	N	437 25TH AVE E
004	501600	3040	11/16/05	\$675,000	1440	560	9	1999	3	2652	Y	N	2415 E MERCER ST
004	501600	3100	4/6/04	\$326,000	800	0	7	1918	3	1740	Y	N	2408 E MERCER ST
004	501600	3146	1/3/06	\$509,950	1760	0	7	1984	3	6400	Y	N	615 25TH AVE E
004	501600	3195	3/7/06	\$700,000	1750	0	9	1905	5	4400	Y	N	2312 E MERCER ST
004	501600	3195	11/17/04	\$622,500	1750	0	9	1905	5	4400	Y	N	2312 E MERCER ST
004	533220	0510	6/21/06	\$530,000	1060	340	7	1907	3	5100	N	N	815 29TH AVE E
004	533220	0615	5/24/06	\$782,000	2040	0	9	2000	3	3968	N	N	2814 E ROY ST
004	533220	0620	12/12/05	\$294,000	820	0	7	1959	3	2805	N	N	631 29TH AVE E
005	102800	0005	5/12/05	\$509,000	990	0	7	1921	3	5171	N	N	2103 BOYER AVE E
005	102800	0030	12/6/06	\$591,500	1330	0	7	1921	4	4800	N	N	2123 BOYER AVE E
005	102800	0035	11/24/04	\$630,000	1530	730	8	1925	5	4800	N	N	2127 BOYER AVE E
005	102900	0020	10/18/05	\$940,000	1790	810	10	1969	4	4952	N	N	2222 16TH AVE E
005	102900	0035	12/22/06	\$500,000	1220	290	8	1948	3	10888	N	N	2104 16TH AVE E
005	188000	0030	9/28/04	\$454,000	1020	200	8	1947	3	6148	N	N	2164 BOYER AVE E
005	195220	0201	4/28/06	\$685,000	2230	600	8	1927	5	3315	N	N	2419 EVERETT AVE E
005	195220	0240	11/15/05	\$898,000	1270	800	8	1910	5	13241	Y	N	2432 DELMAR DR E
005	195220	0245	4/28/05	\$530,000	1810	450	9	1951	4	3999	Y	N	2436 DELMAR DR E
005	195220	0305	3/13/06	\$649,144	1860	0	9	1984	3	4703	Y	N	1348 E INTERLAKEN BLVD
005	195220	0491	6/30/04	\$920,000	2700	750	9	1992	3	7600	N	N	2310 14TH AVE E
005	195970	0388	7/28/05	\$440,000	1330	1330	8	1946	3	5115	N	N	2632 HARVARD AVE E
005	195970	0420	12/20/04	\$600,000	2520	0	10	1909	3	5500	N	N	2612 HARVARD AVE E
005	195970	0490	9/8/05	\$820,000	2480	1100	9	1928	3	5500	Y	N	2626 10TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	195970	0540	7/1/05	\$889,500	1800	650	9	1922	4	4400	Y	N	2621 11TH AVE E
005	195970	0560	5/23/05	\$845,000	2010	900	9	1923	5	4400	N	N	2629 11TH AVE E
005	195970	0595	6/27/06	\$949,000	1960	0	8	1925	4	3500	Y	N	2632 11TH AVE E
005	195970	0605	9/22/05	\$800,000	1920	400	9	1929	4	5500	Y	N	2622 11TH AVE E
005	195970	0625	1/6/06	\$2,200,000	2960	970	11	2005	3	4982	Y	N	1102 E ROANOKE ST
005	195970	0690	6/12/06	\$730,000	1870	0	9	1923	4	4400	Y	N	2633 BOYER AVE E
005	195970	0865	8/24/04	\$390,000	1690	1300	7	1921	3	5500	N	N	2716 HARVARD AVE E
005	195970	0885	5/3/04	\$910,000	2720	600	9	1939	4	5500	N	N	818 E EDGAR ST
005	195970	1645	10/27/04	\$540,000	2050	0	9	1909	4	5500	N	N	2816 HARVARD AVE E
005	195970	1680	10/25/04	\$762,000	3450	1210	9	1907	3	5500	N	N	2817 BROADWAY E
005	195970	1700	9/21/06	\$750,000	3000	0	10	1923	3	5500	N	N	817 E SHELBY ST
005	195970	1700	12/29/05	\$750,000	3000	0	10	1923	3	5500	N	N	817 E SHELBY ST
005	195970	1760	5/8/06	\$815,000	2010	670	10	1908	3	5500	N	N	2813 10TH AVE E
005	195970	1790	7/21/05	\$955,000	3390	1250	9	1909	3	5500	Y	N	2836 10TH AVE E
005	195970	1815	9/8/05	\$1,090,000	2230	0	8	1903	4	5500	Y	N	2812 10TH AVE E
005	195970	1880	3/7/06	\$913,500	2960	300	9	1921	4	5170	Y	N	2826 11TH AVE E
005	195970	1890	10/31/05	\$801,000	1800	0	8	1921	5	4180	Y	N	2818 11TH AVE E
005	195970	1995	11/21/05	\$650,000	1150	1150	8	1923	3	4400	Y	N	2831 BOYER AVE E
005	195970	2115	4/17/06	\$1,009,000	2020	0	8	1926	4	4500	Y	N	3018 FUHRMAN AVE E
005	195970	2270	7/26/05	\$460,000	1900	0	7	1920	4	6000	N	N	822 E GWINN PL
005	195970	2275	1/7/05	\$630,000	2180	400	8	1925	4	6000	N	N	826 E GWINN PL
005	195970	2290	12/15/06	\$717,500	1790	0	8	1922	4	5000	N	N	842 E GWINN PL
005	195970	2300	10/23/06	\$625,000	1120	870	8	1922	4	5000	N	N	844 E GWINN PL
005	195970	2340	4/4/05	\$688,000	1260	0	8	1922	5	4800	N	N	866 E GWINN PL
005	195970	2355	6/22/05	\$665,000	1530	450	8	1922	5	4800	N	N	874 E GWINN PL
005	195970	2365	6/5/06	\$737,000	1650	0	8	1922	5	4800	N	N	878 E GWINN PL
005	195970	2380	4/20/04	\$615,000	1830	1190	8	1922	4	5016	N	N	886 E GWINN PL
005	195970	2425	7/12/04	\$621,500	2100	310	8	1919	4	6000	N	N	911 E ALLISON ST
005	195970	2955	3/4/05	\$898,000	2000	900	8	2004	3	5500	Y	N	3142 FUHRMAN AVE E
005	195970	2990	6/19/06	\$690,000	1860	120	8	1928	3	5500	Y	N	3106 FUHRMAN AVE E
005	195970	2995	4/27/05	\$1,059,000	2330	510	8	1927	3	5500	Y	N	1000 E ALLISON ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	196220	0035	6/7/05	\$579,950	1620	190	9	2005	3	1592	N	N	3140 B FRANKLIN AVE E
005	196220	0036	10/22/05	\$549,950	1430	190	9	2005	3	1325	N	N	3140 A FRANKLIN AVE E
005	196220	0037	7/26/05	\$570,000	1470	280	9	2005	3	1572	N	N	3142 B FRANKLIN AVE E
005	196220	0038	8/18/05	\$579,950	1270	230	9	2005	3	1568	N	N	3142 A FRANKLIN AVE E
005	196220	0045	6/8/06	\$524,950	1810	700	8	1924	4	3031	N	N	3136 FRANKLIN AVE E
005	196220	0047	3/31/06	\$747,000	1890	270	9	2005	3	2475	Y	N	3138 FRANKLIN AVE E
005	196220	0050	1/26/05	\$608,500	1876	534	9	2001	3	3050	N	N	3132 FRANKLIN AVE E
005	196220	0052	11/17/06	\$740,000	2010	480	9	2001	3	2450	N	N	3130 FRANKLIN AVE E
005	196220	0052	1/12/04	\$570,000	2010	480	9	2001	3	2450	N	N	3130 FRANKLIN AVE E
005	196220	0055	9/30/05	\$540,000	1860	150	8	1922	3	5618	N	N	3126 FRANKLIN AVE E
005	196220	0060	4/20/06	\$540,000	2340	200	7	1922	3	5618	N	N	3122 FRANKLIN AVE E
005	196220	0065	12/23/05	\$675,000	1940	700	8	1923	3	5284	N	N	3118 FRANKLIN AVE E
005	196220	0085	3/30/04	\$425,000	1790	0	8	1924	3	4285	N	N	816 E ALLISON ST
005	196220	0105	11/9/06	\$772,000	2020	0	8	1922	4	5500	N	N	3117 BROADWAY E
005	196220	0145	10/23/06	\$648,000	1500	0	9	1918	4	3300	N	N	3141 BROADWAY E
005	196220	0180	3/31/05	\$974,000	2500	970	9	1998	3	5318	N	N	3114 BROADWAY E
005	196220	0235	5/12/04	\$711,000	1730	200	9	1925	5	3896	Y	N	928 E ALLISON ST
005	196220	0240	12/7/04	\$725,000	1770	870	8	1924	5	4000	N	N	924 E ALLISON ST
005	196220	0255	6/3/04	\$449,000	2180	0	8	1978	3	5115	Y	N	3121 FUHRMAN AVE E
005	196220	0270	4/30/04	\$650,000	1700	840	9	1923	3	5500	Y	N	3127 FUHRMAN AVE E
005	196220	0425	12/29/05	\$725,000	1120	350	8	1923	5	4800	N	N	891 E GWINN PL
005	196220	0445	11/10/05	\$650,000	1440	0	8	1923	4	4800	N	N	881 E GWINN PL
005	196220	0450	5/13/04	\$573,000	1670	300	8	1924	4	6000	N	N	877 E GWINN PL
005	196220	0460	6/21/04	\$492,500	1340	0	8	1922	4	6000	N	N	867 E GWINN PL
005	196220	0505	4/20/04	\$476,000	1190	230	8	1922	4	5040	N	N	833 E GWINN PL
005	196220	0540	1/21/05	\$530,000	1060	1060	7	1922	5	5040	N	N	821 E GWINN PL
005	202504	9006	2/15/06	\$700,000	2130	1280	8	1906	5	4056	Y	N	1205 E HAMLIN ST
005	202504	9104	8/26/04	\$598,000	1180	980	8	1924	4	3888	Y	N	2724 BOYER AVE E
005	212504	9107	6/18/05	\$579,000	1470	100	8	1929	4	3700	N	N	2163 BOYER AVE E
005	212504	9122	12/16/05	\$393,500	880	0	7	1951	3	4057	N	N	1901 E LYNN ST
005	215890	0100	4/5/06	\$508,000	1490	0	8	1927	4	3200	N	N	1905 22ND AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	215890	0120	1/12/04	\$663,000	2100	0	8	1929	4	4320	N	N	1904 21ST AVE E
005	215890	0145	12/13/05	\$650,000	1540	610	9	1928	4	3600	N	N	2033 BOYER AVE E
005	215890	0145	8/9/04	\$600,500	1540	610	9	1928	4	3600	N	N	2033 BOYER AVE E
005	215890	0175	5/31/05	\$660,000	1380	0	8	1927	3	3520	N	N	2010 E EATON PL
005	215890	0325	4/17/06	\$865,000	1550	800	8	1929	5	3520	N	N	1955 20TH AVE E
005	280410	0050	6/3/05	\$724,950	1290	170	9	1926	5	4000	N	N	2404 E ROANOKE ST
005	280410	0095	3/25/05	\$649,000	1180	870	8	2001	3	3933	N	N	2225 E NORTH ST
005	280410	0115	1/6/06	\$700,000	1540	0	8	1926	4	3964	N	N	2422 E ROANOKE ST
005	280460	0015	3/2/05	\$640,000	1530	0	8	1931	4	4435	N	N	2612 25TH AVE E
005	280460	0075	11/12/04	\$685,000	1640	390	8	2004	3	3249	N	N	2552 E ROANOKE ST
005	280460	0095	7/7/06	\$907,300	2080	910	8	1926	5	3728	N	N	2556 25TH AVE E
005	280460	0095	3/29/05	\$880,000	2080	910	8	1926	5	3728	N	N	2556 25TH AVE E
005	280460	0120	2/23/06	\$675,000	1660	0	8	1927	3	3728	N	N	2531 ROYAL CT E
005	280460	0130	12/12/06	\$630,000	1710	180	7	1927	4	3728	N	N	2523 ROYAL CT E
005	280460	0130	8/9/05	\$535,000	1710	180	7	1927	4	3728	N	N	2523 ROYAL CT E
005	280460	0155	4/14/04	\$675,000	1820	180	9	1926	4	3728	N	N	2555 E ROANOKE ST
005	280460	0160	4/21/05	\$575,000	1700	200	8	1928	3	3728	N	N	2559 E ROANOKE ST
005	359250	0056	12/13/05	\$659,000	1710	1020	7	1992	3	4800	N	N	1756 26TH AVE E
005	359250	0091	6/23/05	\$649,000	1770	800	8	1925	4	4406	N	N	1726 BOYER AVE E
005	359250	0160	6/29/04	\$369,950	810	660	7	1930	3	4570	N	N	1814 25TH AVE E
005	359250	0181	3/28/06	\$535,000	1770	330	8	1931	4	3743	N	N	1736 BOYER AVE E
005	359250	0250	11/16/05	\$925,000	3680	0	10	1919	3	7800	N	N	2150 E INTERLAKEN BLVD
005	359250	0265	1/22/04	\$465,000	1850	0	7	1922	3	6393	N	N	2134 E INTERLAKEN BLVD
005	359250	0275	11/30/04	\$850,000	2560	270	9	1927	3	5822	N	N	1855 BOYER AVE E
005	359250	0280	9/21/04	\$532,000	1430	0	8	1923	3	5631	N	N	1859 BOYER AVE E
005	359250	0340	7/23/04	\$610,000	2120	400	8	1916	3	4643	N	N	2410 E INTERLAKEN BLVD
005	359250	0345	10/12/04	\$540,000	1460	0	7	1919	4	5502	N	N	2406 E INTERLAKEN BLVD
005	359300	0023	5/20/05	\$550,000	1178	100	8	1926	4	2994	N	N	1603 BOYER AVE E
005	372080	0045	8/8/06	\$750,000	1690	580	8	1924	4	5500	Y	N	2710 11TH AVE E
005	372080	0070	11/8/04	\$701,000	1920	960	9	1926	4	5500	Y	N	2707 BOYER AVE E
005	560440	0020	8/12/05	\$719,000	1790	890	9	1980	3	8500	Y	N	2016 18TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	560440	0050	7/6/06	\$942,000	2530	0	10	1980	3	7900	N	N	2004 18TH AVE E
005	560500	0015	12/7/04	\$1,340,000	2380	0	9	1926	5	6050	Y	N	1818 E SHELBY ST
005	560500	0065	6/14/06	\$879,000	1590	0	7	1914	3	6050	N	N	1866 E SHELBY ST
005	560500	0075	8/23/05	\$920,000	1600	0	8	1916	4	6050	N	N	1876 E SHELBY ST
005	560500	0155	12/9/05	\$910,000	2000	390	9	1927	4	5450	N	N	1855 E SHELBY ST
005	560500	0155	5/24/04	\$851,000	2000	390	9	1927	4	5450	N	N	1855 E SHELBY ST
005	560500	0220	10/12/04	\$635,000	1930	0	8	1923	3	5450	N	N	1876 E HAMLIN ST
005	560500	0245	2/21/05	\$798,000	2140	400	8	1929	4	5450	N	N	1852 E HAMLIN ST
005	560500	0255	6/16/05	\$882,500	2390	0	9	1995	3	5450	N	N	1840 E HAMLIN ST
005	560500	0300	10/13/04	\$875,000	2050	900	9	1915	4	4500	Y	N	2810 W PARK DR E
005	560500	0355	5/27/04	\$560,000	1130	0	7	1938	4	6047	N	N	1863 E HAMLIN ST
005	560500	0375	10/25/05	\$985,000	2240	890	8	1919	5	6047	N	N	1879 E HAMLIN ST
005	560500	0380	8/17/04	\$709,000	1660	500	7	1941	4	6506	N	N	1885 E HAMLIN ST
005	560500	0405	12/5/06	\$625,000	1360	430	7	1925	3	5429	N	N	2111 E HAMLIN ST
005	560500	0475	10/26/06	\$1,338,500	2080	1360	8	1926	5	5450	N	N	2117 E SHELBY ST
005	560500	0540	8/6/04	\$869,000	2040	290	9	1920	4	5450	N	N	2146 E HAMLIN ST
005	560500	0575	10/5/04	\$950,000	2360	1300	8	1924	5	5429	N	N	2110 E HAMLIN ST
005	560500	0600	2/1/06	\$920,000	2230	0	8	1921	4	5429	N	N	2112 E SHELBY ST
005	560500	0635	2/16/06	\$1,300,000	2170	720	8	1921	5	5450	N	N	2146 E SHELBY ST
005	678820	0011	8/21/04	\$540,000	1330	900	8	1922	4	4180	N	N	2507 E MILLER ST
005	678820	0140	3/22/06	\$515,000	1430	0	7	1920	3	5500	N	N	2466 24TH AVE E
005	678820	0165	9/1/05	\$770,000	1490	0	7	1922	4	5000	N	N	2427 E MILLER ST
005	678820	0176	8/16/04	\$535,000	1710	0	7	1924	5	3300	N	N	2433 E MILLER ST
005	678820	0185	2/14/06	\$674,000	1980	1080	8	1922	5	4500	N	N	2456 24TH AVE E
005	678820	0285	10/12/04	\$475,000	1260	1240	7	1922	3	6000	N	N	2215 E MILLER ST
005	678820	0306	11/22/04	\$450,000	1080	0	8	1934	3	3600	N	N	2459 24TH AVE E
005	678820	0340	7/19/05	\$769,000	1650	800	8	1925	4	4000	N	N	2220 E CALHOUN ST
005	678820	0355	1/13/04	\$480,000	1550	500	8	1925	4	4000	N	N	2228 E CALHOUN ST
005	678820	0401	7/11/06	\$810,000	2160	140	8	1925	4	4500	N	N	2025 E MILLER ST
005	678820	0435	9/27/05	\$995,000	1860	0	9	1927	5	4500	N	N	2002 E CALHOUN ST
005	678820	0530	4/7/06	\$740,000	1580	700	8	1930	4	4000	N	N	1920 E CALHOUN ST

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	678820	0660	6/30/05	\$562,000	1220	200	7	1921	3	3800	N	N	1920 E MCGRAW ST
005	678820	0660	9/10/04	\$460,000	1220	200	7	1921	3	3800	N	N	1920 E MCGRAW ST
005	678820	0666	12/20/05	\$565,420	1210	0	8	1919	5	3800	N	N	1928 E MCGRAW ST
005	678820	0666	6/25/04	\$512,500	1210	0	8	1919	5	3800	N	N	1928 E MCGRAW ST
005	678820	0746	7/8/05	\$539,000	1190	0	7	1916	4	4000	N	N	2207 E CALHOUN ST
005	678820	0760	5/28/04	\$490,000	1170	620	7	1922	4	4000	N	N	2215 E CALHOUN ST
005	678820	0766	11/24/06	\$517,500	1440	100	7	1924	4	4500	N	N	2225 E CALHOUN ST
005	678820	0820	8/24/04	\$480,000	1010	1010	7	1926	4	4500	N	N	2214 E MCGRAW ST
005	678820	0825	4/26/05	\$542,000	1270	0	7	1925	4	4000	N	N	2218 E MCGRAW ST
005	678820	0870	5/23/05	\$525,000	1390	0	7	1922	3	5000	N	N	2415 E CALHOUN ST
005	678820	0930	6/16/04	\$489,000	1040	250	7	1923	4	4000	N	N	2426 E MCGRAW ST
005	678820	0931	10/12/05	\$579,000	1040	750	7	1923	4	4000	N	N	2407 25TH AVE E
005	678820	1001	8/23/04	\$653,000	1720	0	8	1922	5	4000	N	N	2505 E CALHOUN ST
005	678820	1015	12/14/06	\$619,000	850	750	7	1918	4	4000	N	N	2509 E CALHOUN ST
005	678820	1015	9/10/04	\$490,000	850	750	7	1918	4	4000	N	N	2509 E CALHOUN ST
005	678820	1035	10/12/06	\$930,000	2110	0	9	1977	4	6000	N	N	2533 E CALHOUN ST
005	678820	1050	7/27/04	\$474,000	1280	440	7	1919	4	4000	N	N	2510 E MCGRAW ST
005	678820	1060	1/26/05	\$550,000	1600	440	8	1922	4	4000	N	N	2518 E MCGRAW ST
005	678820	1240	9/8/05	\$869,000	1590	0	8	1925	5	6000	N	N	2525 E MCGRAW ST
005	678820	1240	3/29/04	\$736,230	1590	0	8	1925	5	6000	N	N	2525 E MCGRAW ST
005	678820	1346	5/9/06	\$491,000	1210	0	7	1918	3	4000	N	N	2419 E MCGRAW ST
005	678820	1370	12/1/04	\$507,500	1570	0	8	1929	3	5000	N	N	2427 E MCGRAW ST
005	678820	1400	9/22/06	\$750,000	1940	0	7	1922	3	6000	N	N	2420 E LYNN ST
005	678820	1400	8/12/04	\$480,000	1940	0	7	1922	3	6000	N	N	2420 E LYNN ST
005	678820	1495	5/4/06	\$368,000	1160	0	7	1921	3	4500	N	N	2310 E LYNN ST
005	678820	1496	1/10/06	\$648,000	1590	100	7	1922	4	4500	N	N	2314 E LYNN ST
005	678820	1640	6/11/04	\$889,000	1940	860	9	1916	5	4000	N	N	2020 E LYNN ST
005	678820	1641	6/10/04	\$804,000	1910	910	9	1921	5	4000	N	N	2024 E LYNN ST
005	678820	1740	6/17/04	\$627,000	1710	400	8	1924	5	4000	N	N	1902 E LYNN ST
005	678820	1910	5/11/04	\$499,550	630	630	9	1965	4	6000	Y	N	2401 19TH AVE E
005	678820	1935	10/28/05	\$730,000	2830	460	9	1947	4	6000	N	N	2316 18TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	678820	1990	9/2/04	\$550,000	1570	0	9	1930	4	4400	N	N	1814 E LYNN ST
005	678820	2175	6/28/05	\$855,000	2480	420	8	1940	3	5200	N	N	1611 E CALHOUN ST
005	678820	2230	4/23/04	\$439,000	780	780	7	1936	4	4000	N	N	1606 E MCGRAW ST
005	678820	3000	12/7/06	\$599,000	1020	0	8	1919	3	4770	N	N	2325 BOYER AVE E
005	871210	0060	1/24/05	\$577,000	1640	0	7	1922	3	3280	N	N	2201 25TH AVE E
005	871210	0105	11/29/05	\$467,500	1140	0	7	1923	3	4635	N	N	2411 E BOSTON ST
005	871210	0180	8/9/04	\$825,000	1740	820	9	1914	5	3988	N	N	2011 25TH AVE E
005	871210	0180	12/30/05	\$821,000	1740	820	9	1914	5	3988	N	N	2011 25TH AVE E
005	871210	0225	3/23/04	\$440,000	1520	0	8	1912	3	4178	N	N	2216 25TH AVE E
005	871210	0230	6/19/06	\$729,000	2300	0	7	1983	3	4178	N	N	2214 25TH AVE E
005	871210	0265	9/28/05	\$555,000	1290	0	7	1918	4	4178	N	N	2014 25TH AVE E
005	871210	0270	4/5/04	\$405,000	1390	100	7	1910	3	4178	N	N	2010 25TH AVE E
005	871210	0325	4/28/04	\$590,000	2050	0	8	1929	4	4178	N	N	2035 26TH AVE E
005	871210	0340	1/21/05	\$577,000	1380	250	8	1912	4	4178	N	N	2047 26TH AVE E
005	871210	0350	6/22/05	\$755,000	2700	0	8	1925	5	5164	N	N	2605 E LYNN ST
005	871210	0495	7/22/05	\$755,000	1370	160	8	1910	4	4402	N	N	1912 26TH AVE E
005	871210	0540	9/11/06	\$567,000	1420	140	7	1916	3	4178	N	N	1942 25TH AVE E
005	871210	0575	10/4/05	\$803,000	1840	910	9	2005	3	5589	N	N	1916 25TH AVE E
005	871210	0585	10/25/04	\$1,130,000	1650	980	10	2002	3	4857	N	N	1910 25TH AVE E
005	871210	0685	8/29/05	\$449,500	980	0	7	1919	3	4178	N	N	1945 26TH AVE E
005	871210	0690	7/7/05	\$550,000	1440	0	8	1915	3	4178	N	N	1949 26TH AVE E
005	871210	0710	10/12/05	\$585,000	1090	0	7	1922	4	4178	N	N	1965 26TH AVE E
005	871210	0750	1/21/05	\$503,700	1170	1080	7	1939	4	4250	N	N	1860 24TH AVE E
005	871210	0765	5/12/06	\$500,000	1840	0	7	1920	3	4250	N	N	1844 24TH AVE E
005	871210	0790	10/21/04	\$675,000	2550	0	10	1910	3	5055	N	N	1824 24TH AVE E
005	872210	0030	3/2/06	\$485,000	1800	0	7	1918	3	4800	N	N	2201 24TH AVE E
005	872210	0040	5/19/05	\$385,000	1560	0	7	1920	3	4920	N	N	2057 24TH AVE E
005	872210	0055	8/22/05	\$525,000	1330	170	7	1914	3	4800	N	N	2051 24TH AVE E
005	872210	0090	11/15/05	\$649,000	2250	1270	8	1921	5	4530	N	N	2025 24TH AVE E
005	872210	0125	9/9/04	\$855,000	2990	1690	9	1922	5	4400	N	N	2304 E NEWTON ST
005	872210	0135	5/11/06	\$757,500	1900	420	8	1922	3	4800	Y	N	2074 23RD AVE E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	872210	0155	3/8/06	\$919,000	1820	700	9	1928	4	4800	Y	N	2060 23RD AVE E
005	872210	0165	6/22/06	\$964,000	1780	1050	9	1929	4	4800	Y	N	2052 23RD AVE E
005	872210	0195	9/20/04	\$525,000	1690	0	8	1927	4	4800	Y	N	2026 23RD AVE E
005	872210	0305	7/21/04	\$800,000	2140	0	8	1926	5	3562	N	N	2200 E NEWTON ST
005	872210	0325	4/4/05	\$875,000	2065	0	8	1921	4	4300	N	N	2005 23RD AVE E
005	872210	0365	8/13/04	\$790,000	2000	680	9	1926	5	4118	N	N	2229 22ND AVE E
005	872210	0375	5/18/04	\$546,462	1970	0	7	1912	4	4093	N	N	2221 22ND AVE E
005	872210	0455	3/10/06	\$605,000	2070	0	8	1976	3	5405	N	N	2024 E HOWE ST
005	872210	0470	7/16/04	\$629,500	1550	500	8	1919	3	5885	N	N	2019 E NEWTON ST
005	872210	0540	11/16/06	\$825,000	1620	0	8	1913	3	6753	N	N	2045 E NEWTON ST
005	872210	0600	8/19/04	\$560,000	1640	560	9	1990	3	3502	N	N	2216 19TH AVE E
005	872210	0690	5/30/05	\$884,950	1810	280	8	1926	5	4002	N	N	1920 E BLAINE ST
005	872210	0800	5/17/05	\$640,000	1470	100	8	1927	4	3484	N	N	1913 E BLAINE ST
005	872210	0820	11/19/06	\$610,000	1660	100	8	1926	3	3382	N	N	1925 E BLAINE ST
005	872210	0845	10/29/05	\$839,950	1700	680	9	1926	5	3256	N	N	1945 E BLAINE ST
005	872210	0920	8/30/06	\$745,000	1250	500	8	2004	3	3306	N	N	2026 BOYER AVE E
005	872210	0940	6/8/06	\$642,000	1380	120	8	1925	3	3205	N	N	2008 BOYER AVE E
005	872210	0940	2/20/04	\$435,000	1380	120	8	1925	3	3205	N	N	2008 BOYER AVE E
005	872210	0965	4/5/04	\$615,000	1270	120	7	1914	5	6642	N	N	1958 BOYER AVE E
005	872210	0985	8/12/04	\$579,000	1700	0	7	1923	4	6476	N	N	1946 BOYER AVE E
005	872210	1000	10/17/05	\$498,000	1400	120	7	1925	3	6324	N	N	1934 BOYER AVE E
005	872210	1030	11/7/06	\$655,100	1280	150	7	1913	4	3600	N	N	1918 BOYER AVE E
005	872210	1045	5/19/04	\$541,500	1380	0	8	1926	4	4062	N	N	2271 E HOWE ST
005	872210	1100	5/19/06	\$645,000	1300	750	8	1926	4	5160	N	N	2219 E HOWE ST
005	872210	1135	2/5/04	\$439,000	1440	0	8	1927	3	3899	N	N	2240 E BLAINE ST
005	872210	1150	4/25/05	\$790,000	2020	920	9	1927	4	3100	N	N	2102 22ND AVE E
005	872210	1245	4/30/04	\$880,000	1910	600	9	1922	5	5166	Y	N	1849 23RD AVE E
005	872210	1265	3/9/05	\$715,000	2400	180	8	1913	3	4740	N	N	1831 23RD AVE E
005	872210	1360	11/20/06	\$630,000	1460	200	8	1911	4	4400	N	N	1818 23RD AVE E
005	872210	1370	7/7/06	\$585,000	1820	160	8	1912	3	4431	N	N	1819 24TH AVE E
005	880590	0050	8/9/04	\$594,795	1550	400	8	1925	4	4500	N	N	2227 LAKE WASHINGTON BLVD E

Improved Sales Used in this Annual Update Analysis
Area 13
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	880590	0065	3/18/04	\$1,025,000	3590	700	10	1927	5	7019	N	N	2231 LAKE WASHINGTON BLVD E
005	880590	0070	10/13/06	\$580,000	1360	0	7	1925	4	2925	N	N	2564 24TH AVE E
005	880590	0165	8/9/04	\$526,000	2230	700	7	1924	4	3150	N	N	2400 E LOUISA ST
005	880590	0225	2/25/05	\$635,865	1390	860	7	1924	4	3000	N	N	2557 25TH AVE E
005	880590	0230	7/9/04	\$575,000	1410	310	8	1922	5	3000	N	N	2553 25TH AVE E
005	880590	0245	7/1/05	\$500,000	1590	0	7	1921	3	4192	N	N	2209 E ROANOKE ST
005	880590	0255	3/29/05	\$400,000	1010	650	8	1951	3	4481	N	N	2571 E MONTLAKE PL E
005	880590	0320	12/21/04	\$427,500	1270	480	8	1926	4	2512	N	N	2226 E LOUISA ST
005	880590	0455	12/9/06	\$725,000	1420	690	8	1938	4	8452	Y	N	2571 W MONTLAKE PL E
005	880590	0470	8/8/05	\$600,000	1660	100	8	1936	3	5862	N	N	2553 W MONTLAKE PL E
005	880590	0506	4/10/06	\$720,200	1830	240	10	1994	3	5160	Y	N	2517 W MONTLAKE PL E
005	880590	0510	9/28/05	\$610,000	1660	0	9	1929	3	3860	Y	N	2507 W MONTLAKE PL E
005	880590	0520	1/21/04	\$400,000	1510	0	9	1931	3	3612	Y	N	2501 W MONTLAKE PL E
005	880590	0530	7/24/06	\$765,000	2240	280	9	1930	3	3586	N	N	2519 20TH AVE E
005	880590	0570	5/26/05	\$785,000	1410	320	8	1928	4	4987	N	N	1918 E MILLER ST
005	880590	0695	10/4/04	\$735,000	1530	0	8	1924	5	4000	N	N	2002 E MILLER ST
005	880590	0710	1/16/04	\$600,000	1670	0	8	1924	5	4000	N	N	2012 E MILLER ST
005	880590	0745	7/18/05	\$557,000	1300	0	8	1922	4	3240	N	N	2507 22ND AVE E
005	880590	0775	6/25/04	\$525,000	1400	0	8	1925	4	3000	N	N	2213 E LOUISA ST
005	880590	0780	4/7/04	\$605,000	2100	0	8	1922	4	5000	N	N	2217 E LOUISA ST
005	880590	0845	11/16/06	\$650,000	1650	0	7	1924	4	6000	N	N	2224 E MILLER ST
005	880590	0915	3/3/05	\$587,500	1850	0	8	1921	4	4000	N	N	2502 24TH AVE E
005	880590	1055	3/23/04	\$615,000	1680	910	9	1927	4	5123	N	N	2465 LAKE WASHINGTON BLVD E
005	881440	0080	9/1/06	\$525,000	1140	400	7	1945	3	5020	N	N	2530 E MILLER ST

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	113000	0025	6/13/05	\$3,780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	116900	0185	7/16/04	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133630	0055	5/26/06	\$1,575,000	SAS Outlier
003	133630	0635	10/23/06	\$601,533	QUIT CLAIM DEED
003	133680	0020	4/18/05	\$1,234,500	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133680	0355	10/29/04	\$560,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	133680	0445	4/19/04	\$699,000	DOR RATIO
003	133680	0760	3/30/06	\$1,140,000	OBSOL
003	133680	0860	3/29/06	\$1,565,000	OBSOL
003	133680	0865	6/14/04	\$585,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133680	1005	3/10/05	\$925,000	RELOCATION - SALE BY SERVICE
003	133680	1005	3/3/05	\$925,000	RELOCATION - SALE TO SERVICE
003	133730	0155	5/21/04	\$594,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133780	0005	11/18/04	\$780,000	FORCED SALE
003	133780	0075	1/3/05	\$499,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	133780	0315	8/23/04	\$1,227,500	OBSOL
003	133780	0430	8/3/04	\$400,000	DOR RATIO;UNFIN AREA;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	133780	0505	2/18/04	\$284,552	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	133780	0630	7/25/05	\$1,325,000	ACTIVE PERMIT BEFORE SALE>25K
003	133780	0745	10/27/04	\$470,000	OBSOL
003	133780	0750	6/8/04	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133780	1075	6/4/04	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133780	1090	6/23/04	\$1,125,000	IMP COUNT
003	133780	1090	4/9/04	\$1,125,000	IMP COUNT;RELOCATION - SALE TO SERVICE
003	133830	0120	8/11/04	\$1,440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133830	0290	8/17/06	\$2,995,600	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
003	133830	0465	12/9/04	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133860	0020	7/22/04	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133860	0025	3/6/06	\$792,000	OBSOL
003	133860	0025	7/29/04	\$735,000	OBSOL
003	133860	0055	5/10/05	\$835,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHELL
003	133860	0060	4/28/04	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133860	0185	7/19/05	\$562,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	133860	0280	1/19/05	\$975,000	SAS Outlier
003	133880	0065	2/17/04	\$567,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133880	0100	11/10/04	\$602,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133880	0460	4/18/06	\$28,156	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	133880	0885	8/20/04	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133880	0955	8/25/06	\$850,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
003	133930	0075	9/28/06	\$1,150,000	ACTIVE PERMIT BEFORE SALE>25K
003	133930	0075	7/22/04	\$863,325	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	134630	0045	9/28/04	\$1,750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	191210	0575	8/19/04	\$398,000	PREVIMP<=25K
003	212504	9024	10/18/06	\$1,050,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
003	212504	9030	1/8/04	\$2,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	212504	9116	3/9/06	\$6,000,000	QUESTIONABLE PER SALES IDENTIFICATION
003	216390	1561	3/9/06	\$1,995,000	UNFIN AREA
003	216390	1580	7/1/05	\$1,900,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	220750	0305	1/19/05	\$89,944	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	220750	0555	5/2/06	\$707,100	RELOCATION - SALE BY SERVICE
003	220750	0555	4/27/06	\$707,100	RELOCATION - SALE TO SERVICE
003	220750	0580	4/1/05	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	220750	0690	8/19/05	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	220750	0760	8/17/05	\$671,700	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	312820	0085	7/24/04	\$1,150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	339880	0095	11/22/06	\$3,600,000	ACTIVE PERMIT BEFORE SALE>25K
003	359250	0375	9/25/06	\$1,500,000	IMP COUNT
003	359250	0480	4/23/04	\$639,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	359250	0651	6/27/05	\$1,600,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
003	359250	0705	6/1/04	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	359250	0770	6/24/04	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	669950	0130	11/30/05	\$444,850	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	674270	0120	4/1/04	\$932,500	RELOCATION - SALE TO SERVICE
003	674270	0135	12/3/04	\$1,100,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
003	674270	0340	7/20/05	\$675,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
003	674270	0345	7/15/05	\$675,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
003	676270	0545	11/7/06	\$155,528	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	676270	0635	12/13/04	\$2,200,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	676270	0790	3/15/05	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	867090	0150	2/9/04	\$515,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	867090	0216	5/26/05	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
003	939070	0140	3/8/05	\$550,000	SAS Outlier
003	983120	0545	3/2/05	\$318,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	983120	0555	2/9/04	\$674,500	UNFIN AREA

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	983120	0565	10/3/06	\$960,000	SAS Outlier
004	320430	0040	5/31/05	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	320430	0140	1/20/04	\$328,000	SAS Outlier
004	320430	0675	8/5/04	\$382,000	DOR RATIO;TEAR DOWN
004	501500	0070	4/27/06	\$655,000	MULTI-PARCEL SALE
004	501500	0115	10/18/06	\$1,150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0170	2/4/04	\$80,000	DOR RATIO;QUIT CLAIM DEED
004	501500	0170	3/22/04	\$457,000	SEGREGATION AND/OR MERGER
004	501500	0340	1/5/04	\$315,000	DOR RATIO
004	501500	0660	1/27/05	\$364,800	SAS Outlier
004	501500	0680	10/24/05	\$353,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0700	7/6/04	\$303,000	SAS Outlier
004	501500	0745	6/1/06	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	1070	9/25/04	\$210,000	DOR RATIO
004	501500	1070	9/3/06	\$115,000	DOR RATIO
004	501500	1070	9/27/04	\$34,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	501500	1145	6/22/04	\$350,000	IMP COUNT
004	501500	1215	2/10/06	\$174,250	DOR RATIO;QUIT CLAIM DEED
004	501500	1245	3/17/04	\$290,000	DOR RATIO
004	501500	1560	8/15/06	\$690,000	SAS Outlier
004	501500	1695	11/3/05	\$662,000	OBSOL
004	501600	1095	2/28/05	\$223,000	NO MARKET EXPOSURE
004	501600	1110	9/9/04	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501600	1470	1/19/04	\$135,000	DOR RATIO
004	501600	1495	3/25/04	\$528,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1510	8/2/05	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1535	11/23/04	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501600	1650	3/30/04	\$375,000	SAS Outlier
004	501600	1850	5/23/05	\$488,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	501600	2320	3/10/04	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
004	501600	2320	3/6/04	\$440,000	RELOCATION - SALE TO SERVICE
004	501600	2456	2/9/04	\$164,068	DOR RATIO;QUIT CLAIM DEED
004	501600	2560	10/24/06	\$785,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
004	501600	2560	10/8/04	\$250,000	DOR RATIO;%COMPL
004	533220	0605	12/5/06	\$583,250	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
005	102800	0025	3/18/04	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	195970	0520	12/12/05	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195970	0615	11/6/06	\$287,892	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
005	195970	0615	11/6/06	\$228,500	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
005	195970	0745	6/22/06	\$420,848	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	195970	0750	6/16/06	\$1,450,000	UNFIN AREA
005	195970	0750	2/22/05	\$1,080,000	UNFIN AREA
005	195970	0820	8/5/05	\$1,460,000	SAS Outlier
005	195970	0865	9/27/06	\$146,236	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
005	195970	1645	8/11/06	\$295,519	NO MARKET EXPOSURE
005	195970	1800	6/28/04	\$1,285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	195970	2230	10/10/06	\$413,760	DOR RATIO
005	195970	2290	1/3/05	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195970	2290	12/15/06	\$717,500	RELOCATION - SALE TO SERVICE
005	195970	2300	4/15/04	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	195970	2960	11/11/04	\$586,500	UNFIN AREA
005	195970	2960	11/6/04	\$586,500	UNFIN AREA; RELOCATION - SALE BY SERVICE
005	195970	2965	9/8/06	\$151,135	ACTIVE PERMIT BEFORE SALE > 25K; DOR RATIO; QUIT CLAIM DEED
005	196220	0045	8/17/04	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
005	196220	0110	5/31/05	\$300,000	DOR RATIO; OBSOL; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	196220	0280	10/11/05	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	196220	0385	7/28/04	\$420,000	NO MARKET EXPOSURE
005	196220	0415	3/8/04	\$228,294	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
005	196220	0540	8/10/06	\$430,000	FORCED SALE
005	196220	0540	8/10/06	\$430,000	FORCED SALE
005	196220	0540	8/21/06	\$445,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NBR
005	212504	9122	6/22/05	\$248,240	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
005	215890	0050	11/18/06	\$828,000	ACTIVE PERMIT BEFORE SALE > 25K
005	215890	0050	9/15/05	\$549,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	280410	0050	8/18/04	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	280460	0030	7/1/06	\$764,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
005	280460	0130	1/20/06	\$275,000	DOR RATIO; QUIT CLAIM DEED
005	280460	0130	9/8/06	\$275,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	359250	0200	8/11/04	\$799,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	560440	0040	10/7/05	\$20,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
005	560500	0010	1/22/04	\$826,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	560500	0050	7/27/06	\$90,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
005	560500	0050	7/27/06	\$90,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	560500	0215	10/19/06	\$234,300	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	560500	0395	11/12/04	\$466,622	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis

Area 13

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	560500	0543	12/14/04	\$1,065,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	0185	2/3/04	\$357,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	0205	9/10/04	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	0615	5/6/04	\$394,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	678820	0860	2/2/06	\$454,155	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	678820	0875	2/6/04	\$417,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	1271	2/18/04	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	1395	9/6/06	\$784,000	ACTIVE PERMIT BEFORE SALE>25K
005	678820	1426	8/4/04	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	678820	1596	10/10/05	\$920,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	1845	6/15/04	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	2225	6/29/04	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	2251	8/19/04	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	678820	3045	3/22/06	\$478,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	871210	0255	5/30/04	\$188,456	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	871210	0360	4/30/04	\$506,300	NO MARKET EXPOSURE
005	871210	0555	8/9/04	\$560,000	NO MARKET EXPOSURE
005	871210	0575	8/6/04	\$450,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
005	871210	0830	2/15/06	\$947,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
005	871210	0865	7/1/04	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	872210	0070	11/18/05	\$583,150	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	0085	11/28/05	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	872210	0090	1/26/04	\$347,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	872210	0690	12/10/04	\$508,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	872210	0755	4/19/05	\$587,000	1031 TRADE
005	872210	0920	1/30/04	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	872210	1185	3/9/06	\$1,220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	872210	1340	11/8/05	\$340,000	PREVIMP<=25K
005	880590	0230	5/13/06	\$700,000	RELOCATION - SALE BY SERVICE
005	880590	0230	5/13/06	\$700,000	RELOCATION - SALE TO SERVICE
005	880590	0295	10/29/04	\$530,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	880590	0405	9/8/05	\$736,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	880590	0405	8/28/06	\$1,400,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACERISTICS
005	880590	0695	5/12/04	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	880590	0755	5/17/04	\$719,000	SAS Outlier
005	880590	0780	7/17/06	\$880,000	RELOCATION - SALE BY SERVICE
005	880590	0780	6/30/06	\$880,000	RELOCATION - SALE TO SERVICE
005	880590	1000	12/12/06	\$1,137,500	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
005	880590	1000	5/27/05	\$460,000	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 13

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	220750	0875	4/28/2005	\$400,000	4000	Y	N
3	669950	0080	7/21/2005	\$355,000	2925	Y	N
4	501500	1155	10/25/2006	\$212,500	1400	Y	N
4	501500	1173	1/5/2005	\$200,000	4000	N	N
5	196220	0250	6/3/2004	\$245,000	3698	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 13

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	553460	0010	7/20/2004	\$40,000	QUIT CLAIM DEED;
3	939070	0130	5/12/2004	\$389,674	CORPORATE AFFILIATES; MULTI-PARCEL SALE;
4	133880	1019	9/27/2004	\$127,950	BUILDER OR DEVELOPER SALES
5	195220	0160	3/27/2004	\$85,000	NO MARKET EXPOSURE;
5	195220	0160	9/29/2004	\$42,500	CORPORATE AFFILIATES; QUIT CLAIM DEED; AND OTHER WARNINGS;
5	195220	0165	3/27/2004	\$85,000	NO MARKET EXPOSURE;
5	195970	2136	1/26/2006	\$1,927,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr